

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2703/628 FLINDERS STREET DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2402/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$832,500	24-Sep-25
7603/228 LA TROBE STREET MELBOURNE VIC 3000	\$830,000	08-Mar-25
510/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$818,000	20-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 March 2026


**2402/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price

\$832,500

Sold Date **24-Sep-25**

Distance **1.09km**

**7603/228 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price

\$830,000

Sold Date **08-Mar-25**

Distance **1.5km**

**510/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price

^{RS}
\$818,000

Sold Date **20-Jan-26**

Distance **1.21km**
RS = Recent sale

UN = Undisclosed Sale

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