

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

2813/628 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 2025

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

811/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$549,000	26-May-25
313/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$520,000	16-Aug-25
1705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	16-Jun-25

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: 08 October 2025

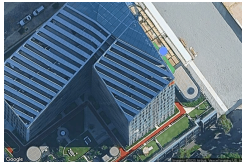


811/639 LITTLE LONSDALE STREET Sold Price
MELBOURNE VIC 3000

\$549,000 Sold Date **26-May-25**

2 1 -

Distance **0.75km**

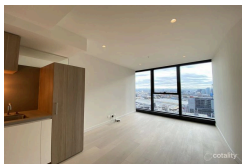


313/54 BOUNDARY STREET SOUTH Sold Price
MELBOURNE VIC 3205

\$520,000 Sold Date **16-Aug-25**

2 1 -

Distance **1.2km**



1705/157 A'BECKETT STREET
MELBOURNE VIC 3000

Sold Price

\$558,000 Sold Date **16-Jun-25**

2 1 -

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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