

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

2909/628 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

\$430,000

&

\$470,000

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

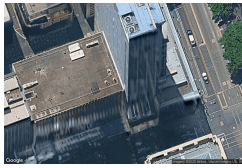
Date of sale

1505/464-466 COLLINS STREET MELBOURNE VIC 3000	\$455,000	26-May-25
2104N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$430,000	22-Aug-25
4511/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$465,000	09-Jul-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: 15 October 2025



**1505/464-466 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price

\$455,000

Sold Date

26-May-25



1



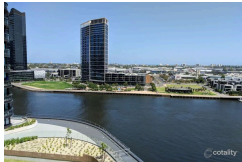
1



-

Distance

0.61km



**2104N/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

Sold Price

\$430,000

Sold Date

22-Aug-25



1



1



-

Distance

1.01km



**4511/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

Sold Price

\$465,000

Sold Date

09-Jul-25



1



1



-

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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