

# 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

3/535 Flinders Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$960,000

### Median sale price

Median price \$541,600

Property Type Unit

Suburb Melbourne

Period - From 17/03/2024

to

16/03/2025

Source

Property Data

### 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 six 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
1	32/180 Little Collins St MELBOURNE 3000	\$1,100,000	13/03/2025
2	2/313 Flinders La MELBOURNE 3000	\$1,075,000	21/01/2025
3			

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 six months.~~

This Statement of Information was prepared on:

17/03/2025 13:25



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median Unit Price**  
17/03/2024 - 16/03/2025: \$541,600

## Comparable Properties



**32/180 Little Collins St MELBOURNE 3000 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** Apartment



**2/313 Flinders La MELBOURNE 3000 (REI)**

**Agent Comments**

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**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 21/01/2025  
**Property Type:** Apartment

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 six months.