

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

3214/628 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 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

2802/628 FLINDERS STREET DOCKLANDS VIC 3008	\$720,000	12-Jul-25
104/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$625,000	13-Jun-25
2909/628 FLINDERS STREET DOCKLANDS VIC 3008	\$475,000	23-Oct-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: 02 December 2025


**2802/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2
  2
  1

Sold Price **\$720,000** Sold Date **12-Jul-25**

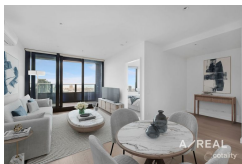
Distance **0km**


**104/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

 2
  1
  1

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **13-Jun-25**

Distance **0.21km**


**2909/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 1
  1
  -

Sold Price ^{RS} **\$475,000** Sold Date **23-Oct-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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