

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	403/500 Flinders Street, Melbourne, VIC 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$0
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	09/09/2024	to	09/09/2025	Source	www.propertydata.com.au

Comparable property sales

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
104/500 FLINDERS STREET, MELBOURNE VIC 3000	\$190,000	09/04/2024
401/500 FLINDERS STREET, MELBOURNE VIC 3000	\$175,000	28/09/2024
501/500 FLINDERS STREET, MELBOURNE VIC 3000	\$190,000	26/09/2024

This Statement of Information was prepared on: 09/09/2025