

# 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

504/268 Flinders Street, 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 \$450,000 & \$495,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 25/06/2024 to 24/06/2025 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	4805/568 Collins St MELBOURNE 3000	\$460,000	16/06/2025
2	3203/296-300 Little Lonsdale St MELBOURNE 3000	\$490,000	14/05/2025
3	2707/38 Rose La MELBOURNE 3000	\$500,000	10/05/2025

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:

25/06/2025 09:19



2 1 0

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

25/06/2024 - 24/06/2025: \$525,000

## Comparable Properties



**4805/568 Collins St MELBOURNE 3000 (REI)**

Agent Comments

2 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 16/06/2025

**Property Type:** Apartment



**3203/296-300 Little Lonsdale St MELBOURNE 3000 (REI)** Agent Comments

2 2 -

**Price:** \$490,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** Apartment



**2707/38 Rose La MELBOURNE 3000 (REI)**

Agent Comments

2 2 -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 10/05/2025

**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811