

# 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

\$375,000

&

\$395,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

06/08/2024

to

05/08/2025

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	102/296 Flinders St MELBOURNE 3000	\$383,000	18/06/2025
2	202/108 Flinders St MELBOURNE 3000	\$395,000	14/03/2025
3	1603/565 Flinders St MELBOURNE 3000	\$370,000	14/03/2025

**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:

06/08/2025 10:25



2  
 1  
 0

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$375,000 - \$395,000

**Median Unit Price**

06/08/2024 - 05/08/2025: \$520,000

## Comparable Properties



**102/296 Flinders St MELBOURNE 3000 (VG)**

Agent Comments

1  
 -  
 -

**Price:** \$383,000

**Method:** Sale

**Date:** 18/06/2025

**Property Type:** Flat/Unit/Apartment (Res)



**202/108 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 14/03/2025

**Rooms:** 3

**Property Type:** Apartment



**1603/565 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 14/03/2025

**Property Type:** Apartment

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