

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

Property offered fo	r sale				_	
Address Including suburb and postcode	508/565 FLINDERS STREET MELBOURNE VIC 3000					
Indicative selling p	rice					
For the meaning of this p	rice see consumer	.vic.gov.au/underqu	oting (*Delete si	ingle price or range as	applicable)	
Single price		or range betwee	\$450,000	&	\$480,000	
Median sale price						
(*Delete house or unit as	applicable)					
Median price	\$408,888	*House	*Unit X	Suburb Melbourne		
Period - From	01 Oct 2024 to	30 Sep 2025	Source	Core Logic		

## 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
1. 303/565 FLINDERS STREET MELBOURNE VIC 3000	\$465,000	14-Aug-25
2. 809/565 FLINDERS STREET MELBOURNE VIC 3000	\$475,000	28-Aug-24
3. 905/555 FLINDERS STREET MELBOURNE VIC 3000	\$450,000	06-Aug-25

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.

Property data source: Corelogic.com.au. Generated on 16/10/2025