

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

109/ 551 FLINDERS LANE, MELBOURNE, VIC 3000

Indicative selling price

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

Single price

or range between

\$550,000

&

\$580,000

Median sale price

Median price

\$431,685

Property Type

Unit

Suburb

MLBOURNE

Period - From

14/07/2024

to

14/07/2025

Source

Cotatily

Comparable property sales

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
3215/220 SPENCER STREET MELBOURNE VIC 3000	\$535,000	16/04/2025
2411/33 ROSE LANE MELBOURNE VIC 3000	\$550,000	03/04/2025
703/220 SPENCER STREET MELBOURNE VIC 3000	\$598,000	27/05/2025

This Statement of Information was prepared on:

14/07/2025