

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

610/565 FLINDERS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

1305/565 FLINDERS STREET MELBOURNE VIC 3000	\$313,888	18-Jun-26
428/555 FLINDERS STREET MELBOURNE VIC 3000	\$313,888	18-Jun-26
2303/8 DOWNIE STREET MELBOURNE VIC 3000	\$338,000	13-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 05 August 2026



**1305/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$313,888** Sold Date **18-Jun-26**

Distance **0km**

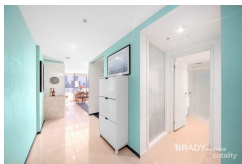


**428/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price Sold Date **18-Jun-26**

Distance **0.08km**



**2303/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$338,000** Sold Date **13-Jun-26**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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