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	Unit 723 & Car Space 506/555 Flinders Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$388,000
5g.c pcc	4000,000

Median sale price

Median price \$470,000	Property Type U	nit	Suburb	Melbourne
Period - From 01/07/2025	to 30/09/2025	Source	REIV	

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

Address of comparable property		Price	Date of sale
1	1306/555 Flinders St MELBOURNE 3000	\$370,000	08/09/2025
2	1401/8 Downie St MELBOURNE 3000	\$385,000	11/08/2025
3	1409/135 City Rd SOUTHBANK 3006	\$388,888	20/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2025 17:59











Property Type:Agent Comments

Indicative Selling Price \$388,000 Median Unit Price September quarter 2025: \$470,000

Comparable Properties



1306/555 Flinders St MELBOURNE 3000 (REI)







1

Price: \$370,000 Method: Private Sale Date: 08/09/2025

Property Type: Apartment

Agent Comments



1401/8 Downie St MELBOURNE 3000 (REI/VG)









Agent Comments

Price: \$385,000 **Method:** Private Sale **Date:** 11/08/2025

Property Type: Apartment



1409/135 City Rd SOUTHBANK 3006 (REI/VG)

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1

Agent Comments

Price: \$388,888 **Method:** Private Sale **Date:** 20/06/2025

Rooms: 3

Property Type: Apartment

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



