

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

8/349-351 FLINDERS LANE 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

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

10/15 RANKINS LANE MELBOURNE VIC 3000	\$504,000	18-Aug-25
113/9 DEGRAVES STREET MELBOURNE VIC 3000	\$510,000	22-Oct-25
619/250 ELIZABETH STREET MELBOURNE VIC 3000	\$525,000	31-Oct-25

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: 10 February 2026



10/15 RANKINS LANE MELBOURNE VIC 3000 Sold Price **\$504,000** Sold Date **18-Aug-25**

2 1 1

Distance **0.43km**



113/9 DEGRAVES STREET MELBOURNE VIC 3000 Sold Price **\$510,000** Sold Date **22-Oct-25**

1 1 1

Distance **0.25km**



619/250 ELIZABETH STREET MELBOURNE VIC 3000 Sold Price **\$525,000** Sold Date **31-Oct-25**

1 - 1

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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