

## 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

802/565 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

1011/565 FLINDERS STREET MELBOURNE VIC 3000	\$365,000	12-Sep-25
1111/565 FLINDERS STREET MELBOURNE VIC 3000	\$381,000	25-Nov-25
707/555 FLINDERS STREET MELBOURNE VIC 3000	\$295,000	22-Dec-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: 22 January 2026



**1011/565 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$365,000** Sold Date **12-Sep-25**

Distance **0km**



**1111/565 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$381,000** Sold Date **25-Nov-25**

Distance **0km**



**707/555 FLINDERS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$295,000** Sold Date **22-Dec-25**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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