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

917/614-666 Flinders Street, Docklands Vic 3008

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$615,100	Pro	operty Type	Unit			Suburb	Docklands
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4411/35 Queensbridge St SOUTHBANK 3006	\$520,000	22/05/2025
2	2407/371 Little Lonsdale St MELBOURNE 3000	\$508,800	07/03/2025
3	2210/9 Power St SOUTHBANK 3006	\$500,000	03/03/2025

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 six months.

This Statement of Information was prepared on:

01/07/2025 12:37









Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending March 2025: \$615,100

Comparable Properties



4411/35 Queensbridge St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$520,000 Method: Private Sale Date: 22/05/2025 Property Type: Apartment



2407/371 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$508,800 Method: Private Sale Date: 07/03/2025 Property Type: Unit



2210/9 Power St SOUTHBANK 3006 (REI/VG)



Agent Comments

Price: \$500,000 Method: Private Sale Date: 03/03/2025 Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800



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