

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

1904/628 FLINDERS STREET DOCKLANDS VIC 3008

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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,250

Property type

Unit

Suburb

Docklands

Period-from

01 Sep 2024

to

31 Aug 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

2404/1 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$880,000	08-Aug-25
2804/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$870,000	21-Mar-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: 08 September 2025

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**2404/1 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

Sold Price

^{RS} **\$880,000** Sold Date **08-Aug-25**
 2  2  1

Distance **1.09km**

**2804/103 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

Sold Price

\$870,000 Sold Date **21-Mar-25**
 2  2  1

Distance **1.7km**
RS = Recent sale

UN = Undisclosed Sale

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