

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

1116/628 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Docklands

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

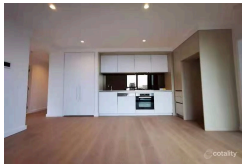
Date of sale

1413/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	11-Nov-25
2818/628 FLINDERS STREET DOCKLANDS VIC 3008	\$486,000	12-Aug-25
2909/628 FLINDERS STREET DOCKLANDS VIC 3008	\$475,000	23-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: 14 January 2026



**1413/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$500,000** Sold Date **11-Nov-25**

Distance **0km**



**2818/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$486,000** Sold Date **12-Aug-25**

Distance **0km**



**2909/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 1  1  -

Sold Price **\$475,000** Sold Date **23-Oct-25**

Distance **0km**



**2613/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$495,000** Sold Date **31-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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