

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

1216/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$615,000 & \$620,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2024 to 31/03/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	3204/601 Little Lonsdale St MELBOURNE 3000	\$620,000	30/04/2025
2	2007/601 Little Lonsdale St MELBOURNE 3000	\$615,000	01/03/2025
3	2117/220 Spencer St MELBOURNE 3000	\$618,000	08/02/2025

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:

23/06/2025 17:50



2
 2
 1

Property Type: Apartment
Land Size: 2,647 sqm approx
 Agent Comments

Indicative Selling Price

\$615,000 - \$620,000

Median Unit Price

Year ending March 2025: \$470,000

Comparable Properties



3204/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

2
 2
 1

Price: \$620,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment



2007/601 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 2
 1

Price: \$615,000

Method: Private Sale

Date: 01/03/2025

Property Type: Apartment

2117/220 Spencer St MELBOURNE 3000 (VG)

Agent Comments

2
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Price: \$618,000

Method: Sale

Date: 08/02/2025

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP | P: 03 8888 1011