

## 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

1302/628 FLINDERS STREET DOCKLANDS VIC 3008

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,100

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1505/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$610,000	10-Feb-25
4202/220 SPENCER STREET MELBOURNE VIC 3000	\$610,000	07-May-25
1608/618 LONSDALE STREET MELBOURNE VIC 3000	\$626,000	14-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: 02 July 2025



**1505/63 WHITEMAN STREET  
SOUTHBANK VIC 3006**

2 2 -

Sold Price

**\$610,000**

Sold Date **10-Feb-25**

Distance **0.63km**



**4202/220 SPENCER STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

Sold Date **07-May-25**

Distance **0.64km**



**1608/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$626,000**

Sold Date **14-Mar-25**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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