

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

504/268 FLINDERS STREET MELBOURNE VIC 3000

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

502/139 BOURKE STREET MELBOURNE VIC 3000

\$430,000

24-May-25

304/325 COLLINS STREET MELBOURNE VIC 3000

\$431,188

26-Feb-25

203/166 FLINDERS STREET MELBOURNE VIC 3000

\$440,000

25-Feb-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: 24 July 2025



**502/139 BOURKE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$430,000** Sold Date **24-May-25**

Distance **0.62km**



**304/325 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$431,188** Sold Date **26-Feb-25**

Distance **0.19km**



**203/166 FLINDERS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$440,000** Sold Date **25-Feb-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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