

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

8UG/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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,550

Property type

Unit

Suburb

Docklands

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

1010/628 FLINDERS STREET DOCKLANDS VIC 3008	\$490,000	17-Mar-24
1510/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	21-Feb-24
1916/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	15-Jul-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: 29 July 2025

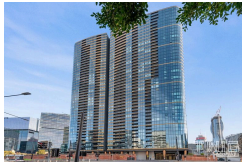


**1010/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$490,000** Sold Date **17-Mar-24**

Distance **0km**



**1510/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$500,000** Sold Date **21-Feb-24**

Distance **0km**



**1916/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price ^{RS} **\$500,000** Sold Date **15-Jul-25**

Distance **0km**

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

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