

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

809/108 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

407/25 WILLS STREET MELBOURNE VIC 3000	\$345,000	19-Dec-25
815/17 SINGERS LANE MELBOURNE VIC 3000	\$340,000	06-Jan-26
103/551 FLINDERS LANE MELBOURNE VIC 3000	\$350,000	17-Jan-26

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: 10 March 2026



**407/25 WILLS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$345,000** Sold Date **19-Dec-25**

Distance **1.36km**



**815/17 SINGERS LANE MELBOURNE
VIC 3000**

1 1 -

Sold Price **\$340,000** Sold Date **06-Jan-26**

Distance **1.39km**



**103/551 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$350,000** Sold Date **17-Jan-26**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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