

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 305/166 Flinders Street, Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price X or range between \$510,000 & \$560,000

### Median sale price

Median price \$470,000 Property type Apartment Suburb Melbourne  
Period - from 01/01/2025 to 31/12/2025 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	Sale Date	Size	Bed	Bath	Car
1. 502/166 Flinders St	\$635,500	23/10/25	101m2	2	1	0
2. 210/238 Flinders Lane	\$550,000	23/11/25	56.4m2	2	1	0
3. 3/114 Hardware St	\$623,000	2/01/26	92.75m2	2	1	0

This Statement of Information was prepared on: 24/2/26

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 205/9 Degraves St	\$535,000	02/03/26	64m2	2	1	0
4. 203/166 Flinders St	\$440,000	25/2/25	65m2	2	1	0
6. 504/166 Flinders St	\$585,000	19/9/24	77m2	2	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$600pw   27/6/2026	\$600 - \$650pw

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,206.24	\$743.04	\$12,790.35	\$14,739.63

Size	Year Built	# In Complex/Block	Facilities
79m <sup>2</sup>	1927 Built, 1995 refurbished.	32	Lift, secure swipe / intercom entry

Owners Corporation	Chattels
Strata Prime (OCVM) Group P: 03 9417 9600	All fixed floor coverings, electric light fittings, window furnishings, washing machine and clothes dryer

Building	Sale Method	Terms
Masonic Club AKA Cosmopolitan Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.