

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

1904/628 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jan 2025

to

31 Dec 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

2606/915-941 COLLINS STREET DOCKLANDS VIC 3008	\$830,000	20-Oct-25
1003/100 LORIMER STREET DOCKLANDS VIC 3008	\$830,000	09-Jul-25
1304/81 SOUTH WHARF DRIVE DOCKLANDS VIC 3008	\$820,000	06-Nov-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: 01 January 2026



**2606/915-941 COLLINS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$830,000** Sold Date **20-Oct-25**

Distance **1.21km**



**1003/100 LORIMER STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price Sold Date **09-Jul-25**

Distance **0.93km**



**1304/81 SOUTH WHARF DRIVE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price ^{RS} **\$820,000** Sold Date **06-Nov-25**

Distance **1.7km**

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

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