

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

509/628 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

Period-from

01 May 2025

to

30 Apr 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

446/57 SPENCER STREET DOCKLANDS VIC 3008	\$480,000	15-Jan-26
3305/464-466 COLLINS STREET MELBOURNE VIC 3000	\$490,000	15-Dec-25
806S/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$500,000	16-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: 04 May 2026



**446/57 SPENCER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$480,000** Sold Date **15-Jan-26**

Distance **0.12km**

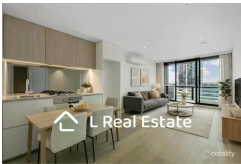


**3305/464-466 COLLINS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$490,000** Sold Date **15-Dec-25**

Distance **0.61km**



**806S/889-897 COLLINS STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$500,000** Sold Date **16-Jan-26**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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