

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

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
1811/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$510,000	09-Jan-26
2010/45 HAIG STREET SOUTHBANK VIC 3006	\$494,000	09-Feb-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: 25 May 2026



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

1 1 1

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

Distance **0.12km**

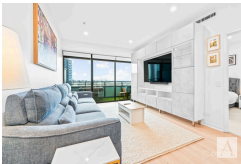


**1811/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$510,000** Sold Date **09-Jan-26**

Distance **0.75km**



**2010/45 HAIG STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$494,000** Sold Date **09-Feb-26**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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