

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

213/108 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

414/108 FLINDERS STREET MELBOURNE VIC 3000	\$400,000	12-Mar-26
1505/325 COLLINS STREET MELBOURNE VIC 3000	\$380,000	06-Feb-26
2702/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$400,000	26-Mar-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: 15 April 2026



**414/108 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS} **\$400,000**

Sold Date

12-Mar-26

Distance

0km



**1505/325 COLLINS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

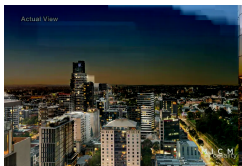
^{RS} **\$380,000**

Sold Date

06-Feb-26

Distance

0.67km



**2702/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$400,000**

Sold Date

26-Mar-26

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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