

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

809/108 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

708/11-17 COHEN PLACE MELBOURNE VIC 3000	\$375,000	24-Nov-25
1312/250 ELIZABETH STREET MELBOURNE VIC 3000	\$380,000	03-Dec-25
2314/81 CITY ROAD SOUTHBANK VIC 3006	\$385,000	05-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: 18 February 2026



**708/11-17 COHEN PLACE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$375,000** Sold Date **24-Nov-25**

Distance **0.59km**



**1312/250 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **03-Dec-25**

Distance **0.82km**



**2314/81 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price **\$385,000** Sold Date **05-Nov-25**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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