

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

503/268 Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range
between

\$200,000 & \$220,000

Median sale price

(*Delete house or unit as applicable)

Median price \$200,000 *House *Unit Suburb Melbourne 3000

Period - From 01/08/2025 to 31/01/2026 Source Propertyvalue.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale. Also included is the most recent sale in the same building which was 2bed, 1bath, 1cp.

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------------|-----------|--------------|
| 1 | 309/268 Flinders Street, Melbourne VIC 3000 | \$160,000 | 27/08/2025 |
| 2 | 318/238 Flinders Street, Melbourne VIC 3000 | \$168,000 | Jan 2026 |
| 3 | 207/238 Flinders Street, Melbourne VIC 3000 | \$185,000 | 20/08/2025 |
| 4 | 101/268 Flinders Street, Melbourne VIC 3000 | \$240,000 | 21/04/2025 |