



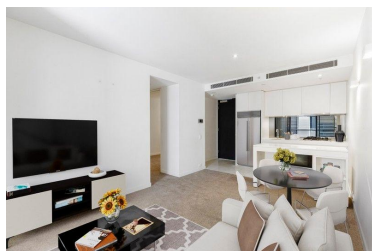
STATEMENT OF INFORMATION

607/108 FLINDERS STREET, MELBOURNE, VIC 3000

PREPARED BY JEREMY MORRIS, ASK PROPERTY PARTNERS PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



607/108 FLINDERS STREET, MELBOURNE,  2  1  1

Indicative Selling Price

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

Single Price: **\$525,000**

Provided by: Jeremy Morris, ASK Property Partners Pty Ltd

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$540,190

01 January 2025 to 31 December 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



502/181 EXHIBITION ST, MELBOURNE, VIC  2  1  1

Sale Price

***\$535,000**

Sale Date: 26/11/2025

Distance from Property: 491m



308/18 RUSSELL PL, MELBOURNE, VIC 3000  2  2  -

Sale Price

\$520,000

Sale Date: 30/09/2025

Distance from Property: 424m



1004/181 EXHIBITION ST, MELBOURNE, VIC  2  1  1

Sale Price

\$550,000

Sale Date: 18/08/2025

Distance from Property: 491m



This report has been compiled on 03/03/2026 by ASK Property Partners Pty Ltd. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

607/108 FLINDERS STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single Price: \$525,000


Median sale price

Median price: \$540,190

Property type: Unit

Suburb: MELBOURNE

Period: 01 January 2025 to 31 December 2025

Source: 

Comparable property sales

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.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
502/181 EXHIBITION ST, MELBOURNE, VIC 3000	*\$535,000	26/11/2025
308/18 RUSSELL PL, MELBOURNE, VIC 3000	\$520,000	30/09/2025
1004/181 EXHIBITION ST, MELBOURNE, VIC 3000	\$550,000	18/08/2025

This Statement of Information was prepared on: 03/03/2026