

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

412/628 FLINDERS STREET DOCKLANDS VIC 3008

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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

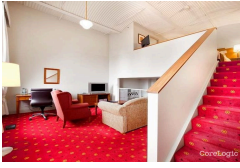
Date of sale

535/57 SPENCER STREET DOCKLANDS VIC 3008	\$420,000	19-Dec-24
601/628 FLINDERS STREET DOCKLANDS VIC 3008	\$350,000	04-Dec-24
2310/8 DOWNIE STREET MELBOURNE VIC 3000	\$410,000	09-Dec-24

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: 04 March 2025



**535/57 SPENCER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$420,000** Sold Date **19-Dec-24**

Distance **0.12km**

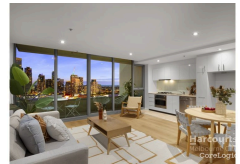


**601/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$350,000** Sold Date **04-Dec-24**

Distance **0.02km**



**2310/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$410,000** Sold Date **09-Dec-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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