

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

509/628 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 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

304/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$515,000	06-Dec-25
3305/464-466 COLLINS STREET MELBOURNE VIC 3000	\$490,000	15-Dec-25
807/50 LORIMER STREET DOCKLANDS VIC 3008	\$510,000	09-Oct-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: 26 March 2026



**304/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$515,000** Sold Date **06-Dec-25**

Distance **0.23km**



**3305/464-466 COLLINS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$490,000** Sold Date **15-Dec-25**

Distance **0.61km**



**807/50 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$510,000** Sold Date **09-Oct-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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