

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

1309/628 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 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

2107/628 FLINDERS STREET DOCKLANDS VIC 3008	\$430,000	10-Mar-26
102/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$401,000	06-Jun-26
502/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$380,000	15-Jun-26

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: 15 July 2026



2107/628 FLINDERS STREET DOCKLANDS VIC 3008

1 1 -

Sold Price

\$430,000

Sold Date

10-Mar-26

Distance

0km



102/3 AQUITANIA WAY DOCKLANDS VIC 3008

1 1 -

Sold Price

^{RS} **\$401,000**

Sold Date

06-Jun-26

Distance

1.29km



502/3 AQUITANIA WAY DOCKLANDS VIC 3008

1 1 -

Sold Price

^{RS} **\$380,000**

Sold Date

15-Jun-26

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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