

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

917/628 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,888

Property type

Unit

Suburb

Docklands

Period-from

01 Oct 2024

to

30 Sep 2025

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

1916/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	25-Jun-25
2113/628 FLINDERS STREET DOCKLANDS VIC 3008	\$500,000	20-Jun-25
2613/628 FLINDERS STREET DOCKLANDS VIC 3008	\$495,000	31-Jul-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: 15 October 2025



1916/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price

\$500,000

Sold Date

25-Jun-25

Distance

0km



2113/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price

Sold Date

20-Jun-25

Distance

0km



2613/628 FLINDERS STREET DOCKLANDS VIC 3008

2 1 -

Sold Price

\$495,000

Sold Date

31-Jul-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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