

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

403/238 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$308,000

Median sale price

Median price

\$488,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 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
1	3704/120 Abeckett St MELBOURNE 3000	\$300,000	21/08/2025
2	1408/25 Wills St MELBOURNE 3000	\$330,000	29/07/2025
3	416/17 Singers La MELBOURNE 3000	\$325,500	07/07/2025

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 six months.~~

This Statement of Information was prepared on:

29/09/2025 17:39



1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$308,000
Median Unit Price
June quarter 2025: \$488,000

Comparable Properties



3704/120 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$300,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment



1408/25 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$330,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment
Land Size: 50 sqm approx

416/17 Singers La MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$325,500
Method: Private Sale
Date: 07/07/2025
Property Type: Apartment