

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

118 Wood Street, Flinders VIC 3929

Indicative selling price

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

Single price

\$2,600,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Flinders

Period - From

04/11/2025

to

03/05/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 The Avenue , Flinders Vic	\$2,350,000	25/03/2026
20 Bass St, Flinders Vic	\$2,650,000	24/02/2026
20 Cook St, Flinders Vic	\$2,633,000	12/02/2026

This Statement of Information was prepared on:

04/05/2026