

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

2801/628 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 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

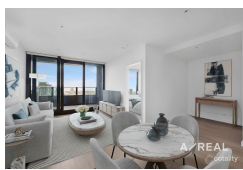
Date of sale

2909/628 FLINDERS STREET DOCKLANDS VIC 3008	\$475,000	23-Oct-25
2201/628 FLINDERS STREET DOCKLANDS VIC 3008	\$370,000	12-Nov-25
309/628 FLINDERS STREET DOCKLANDS VIC 3008	\$363,000	16-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: 01 December 2025



**2909/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS} **\$475,000**

Sold Date

23-Oct-25

Distance

0km



**2201/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

^{RS} **\$370,000**

Sold Date

12-Nov-25

Distance

0km



**309/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$363,000

Sold Date

16-Oct-25

Distance

0km

RS = Recent sale **UN** = Undisclosed Sale

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