

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

504/268 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne

Period - From 06/08/2024 to 05/08/2025 Source Property Data

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	102/296 Flinders St MELBOURNE 3000	\$383,000	18/06/2025
2	202/108 Flinders St MELBOURNE 3000	\$395,000	14/03/2025
3	1603/565 Flinders St MELBOURNE 3000	\$370,000	14/03/2025

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:

06/08/2025 10:25



2
 1
 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

06/08/2024 - 05/08/2025: \$520,000

Comparable Properties



102/296 Flinders St MELBOURNE 3000 (VG)

Agent Comments

1
 -
 -

Price: \$383,000

Method: Sale

Date: 18/06/2025

Property Type: Flat/Unit/Apartment (Res)



202/108 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
 1

Price: \$395,000

Method: Private Sale

Date: 14/03/2025

Rooms: 3

Property Type: Apartment



1603/565 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
 1

Price: \$370,000

Method: Private Sale

Date: 14/03/2025

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811