

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 76/546-548 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$150,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2025

to 31/12/2025

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	1106/268 Flinders St MELBOURNE 3000	\$150,000	17/12/2025
2	103/9 Earl St CARLTON 3053	\$143,000	12/11/2025
3	406/268 Flinders St MELBOURNE 3000	\$145,000	02/10/2025

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:

18/03/2026 10:32



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$150,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



1106/268 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$150,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment

103/9 Earl St CARLTON 3053 (VG)

Agent Comments



Price: \$143,000

Method: Sale

Date: 12/11/2025

Property Type: Strata Unit/Flat

406/268 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$145,000

Method: Sale

Date: 02/10/2025

Property Type: Flat/Unit/Apartment (Res)

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



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