

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 601/268 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$265,000 & \$290,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Melbourne

Period - From 12/05/2025 to 11/05/2026 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	809/480 Collins St MELBOURNE 3000	\$280,000	11/04/2026
2	509/339 Swanston St MELBOURNE 3000	\$300,000	25/02/2026
3	602/238 Flinders St MELBOURNE 3000	\$300,000	11/01/2026

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: 12/05/2026 13:58



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$265,000 - \$290,000

Median Unit Price

12/05/2025 - 11/05/2026: \$505,000

Comparable Properties



809/480 Collins St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$280,000

Method: Private Sale

Date: 11/04/2026

Property Type: Apartment



509/339 Swanston St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 25/02/2026

Property Type: Flat/Unit/Apartment (Res)



602/238 Flinders St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 11/01/2026

Property Type: Flat/Unit/Apartment (Res)

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



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