

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

10/349 - 351 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2026 to 30/06/2026 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	2/27 Flinders La MELBOURNE 3000	\$580,000	08/08/2026
2	104/166 Flinders St MELBOURNE 3000	\$560,000	07/04/2026
3	1114/87 Franklin St MELBOURNE 3000	\$565,000	06/03/2026

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:

13/08/2026 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
June quarter 2026: \$470,000

Comparable Properties



2/27 Flinders La MELBOURNE 3000 (REI)

Agent Comments



Price: \$580,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Apartment



104/166 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment



1114/87 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment