

# 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

1210/565 Flinders Street, Melbourne, Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$315,000

### Median sale price

Median price

\$440,000

Property type

Unit

Suburb

Melbourne

Period - From

01/01/2025

to

31/03/2025

Source



PropTrack

### 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
310/565 Flinders Street, Melbourne, VIC 3000	\$300,000	02/04/2025
1608/565 Flinders Street, Melbourne, VIC 3000	\$305,000	07/03/2025
1311/565 Flinders Street, Melbourne, VIC 3000	\$290,000	01/03/2025

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: 08/04/2025