

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$285,000 & \$310,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 21/04/2025 to 20/04/2026 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	103/441 Lonsdale St MELBOURNE 3000	\$328,000	02/04/2026
2	504/267 Flinders La MELBOURNE 3000	\$312,000	28/01/2026
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: 21/04/2026 13:12



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 2017 sqm approx

Agent Comments

**Indicative Selling Price**

\$285,000 - \$310,000

**Median Unit Price**

21/04/2025 - 20/04/2026: \$510,000

## Comparable Properties



**103/441 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$328,000

**Method:** Private Sale

**Date:** 02/04/2026

**Property Type:** Apartment



**504/267 Flinders La MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$312,000

**Method:** Sale

**Date:** 28/01/2026

**Property Type:** Strata Unit/Flat



**602/238 Flinders St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$300,000

**Method:** Sale

**Date:** 11/01/2026

**Property Type:** Flat/Unit/Apartment (Res)

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