

# 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

103/166 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 \$465,000

### Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to 31/03/2026

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	104/166 Flinders St MELBOURNE 3000	\$560,000	07/04/2026
2			
3			

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 11:27

103/166 Flinders Street, Melbourne Vic 3000



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$465,000

**Median Unit Price**  
Year ending March 2026: \$485,000

## Comparable Properties



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

**Agent Comments**



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

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.

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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