

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

2015/628 FLINDERS STREET DOCKLANDS VIC 3008

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

3106/483 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	02-Oct-25
306/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$525,000	05-Aug-25
4706/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$500,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 11 March 2026



**3106/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$550,000** Sold Date **02-Oct-25**

Distance **1.72km**



**306/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  -

Sold Price **\$525,000** Sold Date **05-Aug-25**

Distance **1.33km**



**4706/633 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$500,000** Sold Date **30-Oct-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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