

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address  
Including suburb & postcode 209/547 Flinders Lane, 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 X or range between \$500,000 & \$550,000

### Median sale price

Median price \$469,000 Property type Apartment Suburb Melbourne

Period - from 01/07/24 to 30/06/25 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	Sale Date	Size	Bed	Bath	Car
1. 1012/250 Elizabeth St	\$480,000	27/11/26	72m2	2	2	0
2. 1019/250 Elizabeth St	\$465,000	20/12/25	72m2	2	2	0
3. 210/238 Flinders La	\$550,000	23/11/25	56.4m <sup>2</sup>	2	1	0

This Statement of Information was prepared on: 16/02/26

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 701/350 La Trobe St	\$505,000	8/5/25	86.4m <sup>2</sup>	2	2	0
5. 605/547 Flinders Lane	\$304,000	8/2/23	48m <sup>2</sup>	1	1	0
6. 512/547 Flinders Lane	\$360,000	26/11/25	48m <sup>2</sup>	1.5	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$600 - \$650pw

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,195.94	\$737.06	\$8,114.56	\$10,046.62

Size	Year Built	# In Complex/Block	Facilities
78m <sup>2</sup>	2000s	91	Lift access, secure entry, pool, gym

Owners Corporation	Chattels
Verticali - P: 03 9863 9707	All fixtures and fittings as inspected, window furnishings, washing machine, oven, fridge/freezer

Building	Sale Method	Terms
Morgan Place	Deadline Sale - 17/3/26 @ 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.