

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 215/108 Flinders Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$600,000.00 or range between &

Median sale price

Median price \$510,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - Sep 2024 to Sep 2025 Source Property Data

Comparable property sales

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
2710/228 La Trobe St MELBOURNE 3000	\$540,000.00	24/06/2025
811/639 Little Lonsdale St MELBOURNE 3000	\$549,000.00	26/05/2025
1101/87 Franklin St MELBOURNE 3000	\$550,000.00	14/05/2025

This Statement of Information was prepared on: Wednesday 01st October 2025