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	906/268 Flinders Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$168,000.00	&	$184,000.00

Median sale price

Median price	$407,000.00	Property type	Studio	Suburb	MELBOURNE
Period - From	Oct 2024	to	Oct 2025	Source	Cotality

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
501/62-68 HAYWARD LANE MELBOURNE VIC 3000	$168,000.00	8/10/2025
1102/60 MARKET STREET MELBOURNE VIC 3000	$182,000.00	14/06/2025
1125/43 THERRY STREET MELBOURNE VIC 3000	$179,000.00	21/07/2025

This Statement of Information was prepared on: Wednesday 19th November 2025