Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	**29/09/2026**

Property offered for sale

Address Including suburb and postcode	305/166 Flinders Street, Melbourne VIC 3000

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
Apartment	1	1	0	79m2	

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	$		
or			
Range between	$580,000	&	$620,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price	$

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$478,000	Property type	*Apartment*	Suburb	Melbourne
Period: from	01/07/2025	to	30/06/2026	Source	REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
502/166 Flinders Street, Melbourne	$635,000	23/10/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	0	101m2	

Comparable property 2

Address	Sale price	Date of sale
210/238 Flinders Lane, Melbourne	$550,000	23/11/2025

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	0	56.4m2	

Comparable property 3

Address	Sale price	Date of sale
3/114 Hardware Street, Melbourne	$623,000	02/01/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Apartment	2	1	0	92.75m2	

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____

Harcourts Melbourne City

Property Information

305/166 Flinders St, Melbourne

2 | 1 | 0

79m2

Council Rates:	$1,206.24*
Water Rates:	$737.02*
OC Fees:	$12,790.36*
Total approx pa.	**$14,733.62***

*All figures are approximate

Building Occupancy

*Data from domain.com.au

Year Built: 1927, Refurbished 1995

No. of Units in Complex: 32

Facilities: Lift, secure swipe / intercom entry

Owners Corporation: Strata Prime (OCVM) Group
P: 03 9417 9600

Current Rent & Lease Expiry:
$600pw | 27/6/2026 – enquire for rent review options

Rental Potential (pw):
$650 - $700

Particulars of Sale

Material Fact to Disclose
N/A

Sale Method
Private Sale

Terms of Sale
10% Deposit - Settlement 30 days

Chattels
All fixed floor fittings, electric light fittings & window furnishings, washing machine and clothes dryer

Additional Comparable Sales

205/9 Degraves St
2 bed | 1 bath | 0 car | 64m2
Sold for $535,000 in March 2026

203/166 Flinders St
2 bed | 1 bath | 0 car | 65m2
Sold for $440,000 in February 2025

504/166 Flinders St
2 bed | 1 bath | 0 car | 77m2
Sold for $585,000 in September 2024