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	101/268 FLINDERS STREET MELBOURNE VIC 3000

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	$250,000	&	$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,250	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2025	to	30 Apr 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
338/139-143 LONSDALE STREET MELBOURNE VIC 3000	$275,000	16-Dec-25
606/488 SWANSTON STREET CARLTON VIC 3053	$290,000	06-Apr-26
116/39 LONSDALE STREET MELBOURNE VIC 3000	$260,000	16-Jan-26

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: 12 May 2026

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338/139-143 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$275,000** Sold Date **16-Dec-25**

Distance **0.79km**

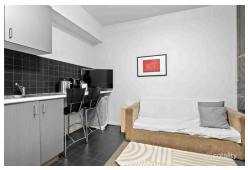


606/488 SWANSTON STREET CARLTON VIC 3053

1 1 1

Sold Price **$290,000** Sold Date **06-Apr-26**

Distance **1.35km**



116/39 LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$260,000** Sold Date **16-Jan-26**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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