Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 23/11/26

Property offered for sale

Address
Including suburb and postcode: 2605/628 FLINDERS STREET DOCKLANDS VIC 3008

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Unit	2	2	1	86m²	4,427m²

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 $750,000 & $810,000

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.

Seller's reserve price: N/A

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	$550,000	Property type	Unit	Suburb	Docklands
Period: from	01 Nov 2025	to	31 Oct 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 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.

Comparable property 1

Address	Sale price	Date of sale
501/325 COLLINS STREET MELBOURNE VIC 3000	-	02-Nov-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	95m²	1,934m²

Comparable property 2

Address	Sale price	Date of sale
2306/915-941 COLLINS STREET DOCKLANDS VIC 3008	$800,000	06-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	72m²	4,467m²

Comparable property 3

Address	Sale price	Date of sale
1203/60 SIDDELEY STREET DOCKLANDS VIC 3008	$825,000	11-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	2	2	1	94m²	105m²

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:~~

N/A

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501/325 COLLINS STREET MELBOURNE VIC 3000

UNIT

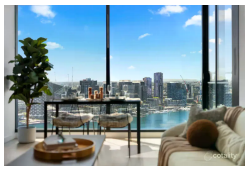
2 | 2 | 1 | 1,934m² | 95m²

RS UN
-

Sold Price

Sold Date **02-Nov-26**

Distance **1.02km**



2306/915-941 COLLINS STREET DOCKLANDS VIC 3008

UNIT

2 | 2 | 1 | 4,467m² | 72m²

Sold Price **$800,000**

Sold Date **06-Oct-26**

Distance **1.21km**



1203/60 SIDDELEY STREET DOCKLANDS VIC 3008

UNIT

2 | 2 | 1 | 105m² | 94m²

Sold Price **$825,000**

Sold Date **11-Sep-26**

Distance **0.21km**

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

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