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	1119/268 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price $159,000

Median sale price

Median price $550,000 Property Type Unit Suburb Melbourne

Period - From 18/02/2024 to 17/02/2025 Source Property Data

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 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
1	721/268 Flinders St MELBOURNE 3000	$152,000	18/12/2024
2	810/238 Flinders St MELBOURNE 3000	$167,500	13/11/2024
3	1121/268 Flinders St MELBOURNE 3000	$165,000	02/09/2024

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 six months.~~

This Statement of Information was prepared on: 18/02/2025 10:54

1119/268 Flinders Street, Melbourne Vic 3000



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$159,000
Median Unit Price
18/02/2024 - 17/02/2025: $550,000

Comparable Properties



721/268 Flinders St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $152,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Agent Comments



810/238 Flinders St MELBOURNE 3000 (VG)

1 - -

Price: $167,500
Method: Sale
Date: 13/11/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1121/268 Flinders St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $165,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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