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	61/60 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price $1,349,000

Median sale price

Median price $547,350 Property Type Unit Suburb Melbourne

Period - From 21/02/2024 to 20/02/2025 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	3007/27 Little Collins St MELBOURNE 3000	$1,360,000	18/02/2025
2	2805/27 Little Collins St MELBOURNE 3000	$1,270,000	07/11/2024
3	42/60 Flinders St MELBOURNE 3000	$1,165,000	09/10/2024

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: 21/02/2025 12:20

61/60 Flinders Street, Melbourne Vic 3000

KAY & BURTON



2 2 0

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,349,000
Median Unit Price
21/02/2024 - 20/02/2025: $547,350

Comparable Properties



3007/27 Little Collins St MELBOURNE 3000 (REI)

2 2 1

Price: $1,360,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment

Agent Comments



2805/27 Little Collins St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $1,270,000
Method: Private Sale
Date: 07/11/2024
Property Type: Apartment

Agent Comments



42/60 Flinders St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $1,165,000
Method: Private Sale
Date: 09/10/2024
Rooms: 5
Property Type: Apartment

Agent Comments

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171

REIV THE DIFFERENCE

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