Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	309/268 Flinders Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$138,000.00	& $151,000.00

Median sale price

Median price	$510,000.00	Property type	Studio	Suburb	MELBOURNE
Period - From	Aug 2024	to	Aug 2025	Source	Property Data

Comparable property sales

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
1121/268 FLINDERS STREET MELBOURNE VIC 3000	$164,000.00	31/03/2025
911/268 FLINDERS STREET MELBOURNE VIC 3000	$163,000.00	10/03/2025
705/268 FLINDERS STREET MELBOURNE VIC 3000	$160,000.00	6/03/2025

This Statement of Information was prepared on: Monday 18th August 2025