

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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

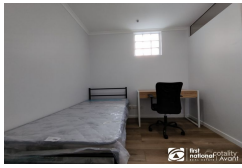
Date of sale

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
609/488 SWANSTON STREET CARLTON VIC 3053	\$240,000	26-Oct-25

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: 13 April 2026



**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**

2 1 -

Sold Price

^{RS} **\$290,000**

Sold Date

06-Apr-26

Distance

1.35km



**609/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$240,000

Sold Date

26-Oct-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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