

Statement of Information  
**Single Residential Property  
Located in the Melbourne  
Metropolitan Area.**

M I C M

**Section 47AF of the Estate Agents Act 1980**

**Property Offered for Sale**

Address  
Including Suburb  
and postcode

1607/565 Flinders Street MELBOURNE VIC 3000

**Indicative Selling Price**

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or Range Between

\$620,000 - \$680,000

**Median Sale Price**

Median Price

\$490,000

Property Type

Unit/Apartment

Suburb

MELBOURNE

Period - From

31-08-2025

to

30-08-2026

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 the most comparable to the property for sale.

| Address of Comparable Property        | Sold Price | Date of Sale |
|---------------------------------------|------------|--------------|
| 6104/70 Southbank Blvd SOUTHBANK 3006 | \$680,000  | 10-08-2026   |
| 2203/60 Dorcas St SOUTHBANK 3006      | \$680,000  | 12-05-2026   |
| 1600/180 City Rd SOUTHBANK 3006       | \$680,000  | 19-03-2026   |

*This Statement of Information was prepared on:*

1st September 2026