

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

2511/628 FLINDERS STREET DOCKLANDS VIC 3008

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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,138,888

Property type

Other

Suburb

Docklands

Period-from

01 Jun 2025

to

31 May 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

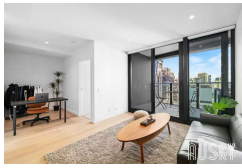
Date of sale

1908/628 FLINDERS STREET DOCKLANDS VIC 3008	\$415,000	16-Jan-26
2107/628 FLINDERS STREET DOCKLANDS VIC 3008	\$430,000	10-Mar-26
3506/628 FLINDERS STREET DOCKLANDS VIC 3008	\$473,000	22-Mar-26

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: 24 June 2026



**1908/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$415,000

Sold Date

16-Jan-26

Distance

0km



**2107/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

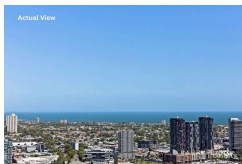
\$430,000

Sold Date

10-Mar-26

Distance

0km



**3506/628 FLINDERS STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price

\$473,000

Sold Date

22-Mar-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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