

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address

Including suburb & postcode

301/547 Flinders Lane, Melbourne VIC 3000

Indicative selling price

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

Single price

X

or range between

\$280,000

&

\$308,000

Median sale price

Median price

\$478,000

Property type

Apartment

Suburb

Melbourne 3000

Period - from

01/07/25

to

30/06/26

Source

REIV

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	Sale Date	Size	Bed	Bath	Car
1. 1106/33 Rose Lane	\$320,000	4/06/226	44.2m2	1	1	0
2. 406/565 Flinders Street	\$303,000	14/04/26	42.7m2	1	1	0
3. 509/57 Spencer Street	\$312,200	17/06/26	33.1m2	1	1	0

This Statement of Information was prepared on:

15/09/2026

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 103/551 Flinders Lane	\$350,000	19/01/26	51m2	1	1	0
5. 711/551 Flinders Lane	\$310,000	12/01/26	50m2	1	1	0
6. 604/7 Katherine Place	4305,000	15/03/26	45m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$525pw 14/09/26	\$525-\$550pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$812.26	\$791.14	\$4,709.64	\$6,313.04

Size	Year Built	# In Complex/Block	Facilities
42m2	2000s	91	Lift access, secure entry, pool, gym

Owners Corporation	Chattels
Verticali P: 03 9863 9707	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Morgan Place	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.