

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

3609/628 Flinders Street, Docklands Vic 3008

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price

\$583,000

Property Type

Unit

Suburb

Docklands

Period - From

01/10/2025

to

31/12/2025

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.

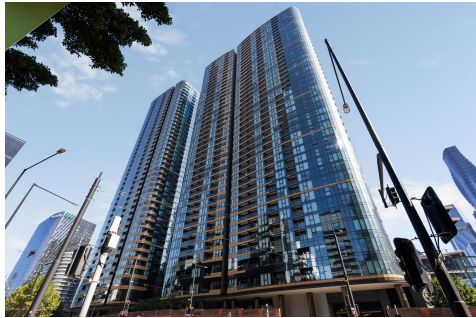
	Address of comparable property	Price	Date of sale
1	5C/9 Waterside PI DOCKLANDS 3008	\$450,000	19/02/2026
2	1311/2 Newquay Prm DOCKLANDS 3008	\$450,000	14/02/2026
3	2611/63 Whiteman St SOUTHBANK 3006	\$460,000	13/01/2026

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 six months.~~

This Statement of Information was prepared on:

10/03/2026 11:26



Property Type: Apartments

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

December quarter 2025: \$583,000

Comparable Properties



5C/9 Waterside PI DOCKLANDS 3008 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 19/02/2026

Rooms: 4

Property Type: Apartment



1311/2 Newquay Prm DOCKLANDS 3008 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 14/02/2026

Property Type: Apartment



2611/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 13/01/2026

Property Type: Apartment

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