

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

3614/628 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Docklands

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

2513/628 FLINDERS STREET DOCKLANDS VIC 3008	\$540,000	22-Dec-25
3601/464-466 COLLINS STREET MELBOURNE VIC 3000	\$567,500	21-Nov-25
2009A/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$530,000	11-Jan-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: 10 April 2026



**2513/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$540,000** Sold Date **22-Dec-25**

Distance **0km**

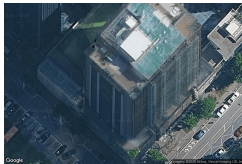


**3601/464-466 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$567,500** Sold Date **21-Nov-25**

Distance **0.61km**



**2009A/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$530,000** Sold Date **11-Jan-26**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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