

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

512/238 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

\$1,250,000

&

\$1,320,000

Median sale price

Median price

\$470,000

Property type

Apartment

Suburb

Melbourne

Period - from

01/01/25

to

31/12/25

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. 5/50 Little La Trobe Street	\$1,340,000	22/03/26	170m2	3	3	1
2. 84/299 Queen Street	\$1,375,000	25/03/26	155m2	3	2	1
3. 211/57 Spencer Street,	\$1,050,000	13/11/25	127m2	3	2	1

This Statement of Information was prepared on:

17/04/26

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 2004/464 Collins Street	\$1,070,000	31/07/25	110m2	3	2	1
5. 16/392 Little Collins Street	\$1,175,000	28/08/25	125m2	3	2	0
6. 512/238 Flinders Lane	\$1,192,000	17/03/21	114.1m2	3	2	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$1,100pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,347.97	\$1,019.41	\$9,504.49	\$12,871.87

Size	Year Built	# In Complex/Block	Facilities
114	1860's, Refurbished in 1870 then subdivided in 2000	69 / 69	None

Owners Corporation	Chattels
Hallmarc P: 03 9660 9000	All fixed floor coverings, electric light fittings, window furnishings, dishwasher

Building	Sale Method	Terms
Flinders House	Deadline Sale 11/05/26 at 12pm	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.