

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

718/238-242 FLINDERS STREET MELBOURNE VIC 3000

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

\$195,000

&

\$215,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

609/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$230,000	20-Dec-24
207/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$185,000	20-Aug-25
312/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$195,000	06-Dec-25

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: 19 March 2026

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609/238-242 FLINDERS STREET
MELBOURNE VIC 3000

Sold Price **\$230,000** Sold Date **20-Dec-24**

Distance **0km**

1 1 -



207/238-242 FLINDERS STREET
MELBOURNE VIC 3000

Sold Price **\$185,000** Sold Date **20-Aug-25**

Distance **0km**

1 1 -



312/238-242 FLINDERS STREET
MELBOURNE VIC 3000

Sold Price **\$195,000** Sold Date **06-Dec-25**

Distance **0km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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