

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

722/555 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

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

1111/565 FLINDERS STREET MELBOURNE VIC 3000	\$381,000	25-Nov-25
539/57 SPENCER STREET DOCKLANDS VIC 3008	\$380,000	01-Dec-25
2413/9 POWER STREET SOUTHBANK VIC 3006	\$378,000	15-Oct-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: 06 April 2026



**1111/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$381,000** Sold Date **25-Nov-25**

Distance **0.06km**



**539/57 SPENCER STREET
DOCKLANDS VIC 3008**

 1  1  1

Sold Price **\$380,000** Sold Date **01-Dec-25**

Distance **0.23km**



**2413/9 POWER STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$378,000** Sold Date **15-Oct-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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