

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

909/555 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

710/555 FLINDERS STREET MELBOURNE VIC 3000	\$389,999	12-Jan-25
1711/8 DOWNIE STREET MELBOURNE VIC 3000	\$325,000	29-Jan-25
421/422-428 COLLINS STREET MELBOURNE VIC 3000	\$350,000	25-Feb-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: 11 March 2025



**710/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$389,999

Sold Date

12-Jan-25

Distance

0km



**1711/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$348,000

Sold Date

29-Jan-25

Distance

0.09km



**421/422-428 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS} **\$350,000**

Sold Date

25-Feb-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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