

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

108/628 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Docklands

Period-from

01 Jul 2025

to

30 Jun 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
1012/628 FLINDERS STREET DOCKLANDS VIC 3008	\$410,000	26-Feb-25
1712/628 FLINDERS STREET DOCKLANDS VIC 3008	\$415,000	19-Mar-25
1908/628 FLINDERS STREET DOCKLANDS VIC 3008	\$415,000	16-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:~~

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consumer.vic.gov.au



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	1012/628 FLINDERS STREET DOCKLANDS VIC 3008  1  1  -	Sold Price	\$410,000	Sold Date	26-Feb-25
				Distance	0km
	1712/628 FLINDERS STREET DOCKLANDS VIC 3008  1  1  -	Sold Price	\$415,000	Sold Date	19-Mar-25
				Distance	0km
	1908/628 FLINDERS STREET DOCKLANDS VIC 3008  1  1  -	Sold Price		Sold Date	16-Jan-26
				Distance	0km

RS = Recent sale UN = Undisclosed Sale

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