

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

2703/628 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Docklands

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

1201/8 MARMION PLACE DOCKLANDS VIC 3008	\$840,000	11-Mar-25
1005/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$870,000	10-Dec-24
5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$879,000	29-Oct-24

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: 25 March 2025



**1201/8 MARMION PLACE
DOCKLANDS VIC 3008**

2 2 1

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **11-Mar-25**

Distance **1.29km**



**1005/8-18 MCCRAE STREET
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$870,000** Sold Date **10-Dec-24**

Distance **0.23km**



**5910/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price **\$879,000** Sold Date **29-Oct-24**

Distance **0.75km**

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

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