

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

816/238 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$180,000 & \$195,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Melbourne

Period - From 11/08/2025 to 10/08/2026 Source Property Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

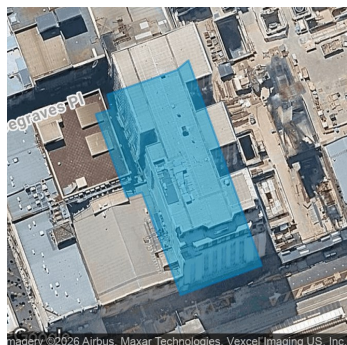
	Address of comparable property	Price	Date of sale
1	510/238 Flinders St MELBOURNE 3000	\$172,500	20/07/2026
2	502/339 Swanston St MELBOURNE 3000	\$209,000	18/06/2026
3	107/500 Flinders St MELBOURNE 3000	\$185,000	19/05/2026

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 six months.~~

This Statement of Information was prepared on:

11/08/2026 15:19



Property Type: Strata Unit/Flat

Agent Comments

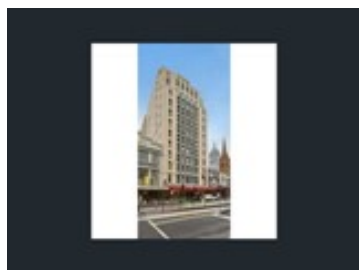
Indicative Selling Price

\$180,000 - \$195,000

Median Unit Price

11/08/2025 - 10/08/2026: \$495,000

Comparable Properties



510/238 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$172,500

Method: Private Sale

Date: 20/07/2026

Property Type: Apartment



502/339 Swanston St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$209,000

Method: Private Sale

Date: 18/06/2026

Property Type: Apartment



107/500 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$185,000

Method: Private Sale

Date: 19/05/2026

Property Type: Studio Apartment

Account - BigginScott | P: 03 9426 4000