

## 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

8/349-351 FLINDERS LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

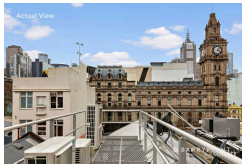
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 10/15 RANKINS LANE MELBOURNE VIC 3000       | \$504,000 | 18-Aug-25 |
| 113/9 DEGRAVES STREET MELBOURNE VIC 3000    | \$510,000 | 22-Oct-25 |
| 619/250 ELIZABETH STREET MELBOURNE VIC 3000 | \$525,000 | 31-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: 10 February 2026



**10/15 RANKINS LANE MELBOURNE  
VIC 3000**

2 1 1

Sold Price

**\$504,000**

Sold Date **18-Aug-25**

Distance **0.43km**



**113/9 DEGRAVES STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price

**\$510,000**

Sold Date **22-Oct-25**

Distance **0.25km**



**619/250 ELIZABETH STREET  
MELBOURNE VIC 3000**

1 - 1

Sold Price

**\$525,000**

Sold Date **31-Oct-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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