

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23/487-497 FLINDERS LANE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

310/399 BOURKE STREET MELBOURNE VIC 3000	\$275,000	11-May-26
403/408 LONSDALE STREET MELBOURNE VIC 3000	\$259,000	26-Feb-26
707/585 LA TROBE STREET MELBOURNE VIC 3000	\$260,000	09-Feb-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 September 2026



**310/399 BOURKE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$275,000

Sold Date

11-May-26

Distance

0.63km



**403/408 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$259,000

Sold Date

26-Feb-26

Distance

0.81km



**707/585 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$260,000

Sold Date

09-Feb-26

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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