

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

1106/238-242 FLINDERS STREET 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

\$209,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

414/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$240,000	01-Nov-24
416/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	13-Mar-24
609/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$230,000	20-Dec-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: 08 July 2025



**414/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$240,000** Sold Date **01-Nov-24**

Distance **0km**



**416/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 -  1  -

Sold Price **\$210,000** Sold Date **13-Mar-24**

Distance **0km**



**609/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$230,000** Sold Date **20-Dec-24**

Distance **0km**



**620/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  2

Sold Price **\$215,000** Sold Date **15-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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