

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

507/551 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$478,888

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	109/551 Flinders La MELBOURNE 3000	\$550,000	18/02/2026
2	711/551 Flinders La MELBOURNE 3000	\$310,000	28/12/2025
3	55/57 Flinders La MELBOURNE 3000	\$320,000	13/12/2025

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:

02/06/2026 10:18



2 1 0

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000
Median Unit Price
March quarter 2026: \$478,888

Comparable Properties

109/551 Flinders La MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$550,000
Method: Sale
Date: 18/02/2026
Property Type: Flat/Unit/Apartment (Res)

711/551 Flinders La MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$310,000
Method: Sale
Date: 28/12/2025
Property Type: Flat/Unit/Apartment (Res)



55/57 Flinders La MELBOURNE 3000 (VG)

Agent Comments

3 - -

Price: \$320,000
Method: Sale
Date: 13/12/2025
Property Type: Serviced Apartments/Holiday Units (Res)
Land Size: 536 sqm approx