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	5/2 Newmarket Way, Flemington Vic 3031

Indicative selling price

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

Single price $399,000

Median sale price

Median price $392,000 Property Type Unit Suburb Flemington

Period - From 02/04/2024 to 01/04/2025 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.

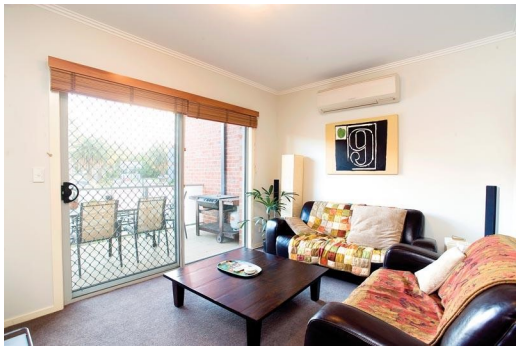
	Address of comparable property	Price	Date of sale
1	3/30 Pin Oak Cr FLEMINGTON 3031	$372,500	20/03/2025
2	107/8 North St ASCOT VALE 3032	$420,000	09/03/2025
3	406/1 Ascot Vale Rd FLEMINGTON 3031	$372,500	27/02/2025

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: 02/04/2025 12:33

5/2 Newmarket Way, Flemington Vic 3031



1 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
02/04/2024 - 01/04/2025: $392,000

Comparable Properties



3/30 Pin Oak Cr FLEMINGTON 3031 (REI)

1 1 1

Price: $372,500
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment

Agent Comments



107/8 North St ASCOT VALE 3032 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 09/03/2025
Property Type: Apartment

Agent Comments



406/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

1 1 1

Price: $372,500
Method: Private Sale
Date: 27/02/2025
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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