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	11/119 Wellington Street, Flemington Vic 3031

Indicative selling price

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

Single price $440,000

Median sale price

Median price $442,000 Property Type Unit Suburb Flemington

Period - From 01/01/2025 to 31/12/2025 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	1/65 Bayswater Rd KENSINGTON 3031	$467,000	12/11/2025
2	8/96 Flemington Rd PARKVILLE 3052	$405,000	07/11/2025
3	8/69 Edinburgh St FLEMINGTON 3031	$435,000	14/10/2025

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: 02/02/2026 18:30

11/119 Wellington Street, Flemington Vic 3031

JellisCraig

Zach Sianos
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2 1 1

Property Type: Apartment

Agent Comments

Light filled apartment in treelined street of Flemington close to shops and cafes.

Indicative Selling Price
$440,000
Median Unit Price
Year ending December 2025: $442,000

Comparable Properties



1/65 Bayswater Rd KENSINGTON 3031 (REI/VG)

2 1 1

Price: $467,000
Method: Auction Sale
Date: 12/11/2025
Property Type: Apartment

Agent Comments

Comparable accommodation, location and style of apartment complex.



8/96 Flemington Rd PARKVILLE 3052 (REI/VG)

2 1 1

Price: $405,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Agent Comments

Comparable accommodation, location and style of apartment complex.



8/69 Edinburgh St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $435,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

Agent Comments

Comparable accommodation, location and style of apartment complex.

REIV THE DIFFERENCE

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