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	11/55 Wellington Street, Flemington Vic 3031

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $423,500 Property Type Unit Suburb Flemington

Period - From 01/10/2024 to 30/09/2025 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	5/37 Bignell St FLEMINGTON 3031	$355,000	25/09/2025
2	1/7-11 Dartford St FLEMINGTON 3031	$375,000	25/09/2025
3	5/37 Bignell St FLEMINGTON 3031	$365,000	25/09/2025

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: 15/11/2025 17:38

11/55 Wellington Street, Flemington Vic 3031

JellisCraig

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

A Neat 1 bedroom unit in a great location in Flemington

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
Year ending September 2025: $423,500

Comparable Properties



5/37 Bignell St FLEMINGTON 3031 (VG)

1 - -

Price: $355,000
Method: Sale
Date: 25/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable in an inferior location



1/7-11 Dartford St FLEMINGTON 3031 (REI)

1 1 1

Price: $375,000
Method: Private Sale
Date: 25/09/2025
Property Type: Apartment

Agent Comments

Comparable inferior location



5/37 Bignell St FLEMINGTON 3031 (REI)

1 1 1

Price: $365,000
Method: Private Sale
Date: 25/09/2025
Property Type: Apartment

Agent Comments

Comparable in an inferior location

REIV THE DIFFERENCE | propertydata.com.au

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