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	16/60 Farnham Street, Flemington Vic 3031

Indicative selling price

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

Range between $490,000 & $515,000

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	3/7-9 Rankins Rd KENSINGTON 3031	$508,000	13/11/2025
2	209/108 Altona St KENSINGTON 3031	$505,000	07/11/2025
3	6/42 The Parade ASCOT VALE 3032	$495,000	22/10/2025

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: 08/01/2026 14:21

16/60 Farnham Street, Flemington Vic 3031

JellisCraig

Carmel Morganti
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2 1 1

Property Type: Apartment

Agent Comments

Large and Light Neat apartment in a tightly held block, great location close to Public Transport

Indicative Selling Price
$490,000 - $515,000
Median Unit Price
Year ending September 2025: $423,500

Comparable Properties



3/7-9 Rankins Rd KENSINGTON 3031 (REI)

2 1 1

Price: $508,000
Method: Private Sale
Date: 13/11/2025
Property Type: Apartment

Agent Comments

Comparable



209/108 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $505,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Agent Comments

More modern but higher density in a inferior location



6/42 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $495,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit

Agent Comments

Comparable

REIV THE DIFFERENCE | propertydata.com.au

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