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	409/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$320,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$478,888	Property type	Unit	Suburb	North Melbourne
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
501/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$325,000	21-Oct-25
609/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$330,000	21-Feb-25
406/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$349,000	21-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 14 November 2025

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501/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price RS **$325,000** UN Sold Date **21-Oct-25**

Distance **0km**

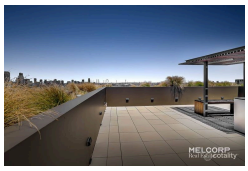


609/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 -

Sold Price **$330,000** Sold Date **21-Feb-25**

Distance **0km**



406/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$349,000** Sold Date **21-Jan-25**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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