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	5/55 Dover Street, Flemington Vic 3031

Indicative selling price

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

Single price $520,000

Median sale price

Median price $410,000 Property Type Unit Suburb Flemington

Period - From 01/04/2025 to 31/03/2026 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	4/37 Flemington St TRAVANCORE 3032	$519,000	24/04/2026
2	7/121 Wellington St FLEMINGTON 3031	$517,500	23/04/2026
3	10/103-107 The Parade ASCOT VALE 3032	$525,000	16/04/2026

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: 13/05/2026 19:15

5/55 Dover Street, Flemington Vic 3031

JellisCraig

Zach Sianos
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2 1 1

Property Type: Apartment

Agent Comments

Large ground floor apartment with private outdoor space.

Indicative Selling Price
$520,000
Median Unit Price
Year ending March 2026: $410,000

Comparable Properties



4/37 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Price: $519,000
Method: Private Sale
Date: 24/04/2026
Property Type: Apartment

Agent Comments

Comparable accommodation & location.



7/121 Wellington St FLEMINGTON 3031 (REI)

2 1 1

Price: $517,500
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment

Agent Comments

Comparable accommodation & location.



10/103-107 The Parade ASCOT VALE 3032 (REI)

2 1 1

Price: $525,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment

Agent Comments

Comparable accommodation & location.

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