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	2/55 Dover Street, Flemington Vic 3031

Indicative selling price

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

Single price $549,000

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	5/30 Finsbury St FLEMINGTON 3031	$590,000	06/06/2026
2	4/75 Fenton St ASCOT VALE 3032	$558,000	02/06/2026
3	5/55 Dover St FLEMINGTON 3031	$520,000	21/05/2026

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: 15/06/2026 10:51

2/55 Dover Street, Flemington Vic 3031

Jerome Feery
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Indicative Selling Price
$549,000
Median Unit Price
Year ending March 2026: $410,000



2 1 1

Property Type: Apartment

Agent Comments

Spacious (ground floor) apartment.

Comparable Properties



5/30 Finsbury St FLEMINGTON 3031 (REI)

2 1 1

Price: $590,000
Method: Sold Before Auction
Date: 06/06/2026
Property Type: Apartment

Agent Comments

Superior location. Inferior size and inferior renovation.



4/75 Fenton St ASCOT VALE 3032 (REI)

2 1 1

Price: $558,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments

Superior location. Inferior fit out and size.



5/55 Dover St FLEMINGTON 3031 (REI)

2 1 1

Price: $520,000
Method: Auction Sale
Date: 21/05/2026
Property Type: Apartment

Agent Comments

Same building. Inferior size and fit out.

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