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	209 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $1,365,000 Property Type House Suburb North Melbourne

Period - From 01/04/2024 to 30/06/2024 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	25a Arden St NORTH MELBOURNE 3051	$2,000,000	07/09/2024
2	509 Dryburgh St NORTH MELBOURNE 3051	$2,065,000	14/06/2024
3	75 Leveson St NORTH MELBOURNE 3051	$1,975,000	23/05/2024

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: 23/09/2024 09:25

209 Flemington Road, North Melbourne Vic 3051

Trevor Gange
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4 3 2

Property Type: House
Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
June quarter 2024: $1,365,000

Comparable Properties



25a Arden St NORTH MELBOURNE 3051 (REI)

4 2 2

Price: $2,000,000
Method: Private Sale
Date: 07/09/2024
Property Type: House

Agent Comments



509 Dryburgh St NORTH MELBOURNE 3051 (REI/VG)

4 2 -

Price: $2,065,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: House (Res)
Land Size: 219 sqm approx

Agent Comments



75 Leveson St NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: $1,975,000
Method: Private Sale
Date: 23/05/2024
Property Type: House (Res)

Agent Comments

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