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	76 Princes Street, Flemington Vic 3031

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,100,000 Property Type House Suburb Flemington

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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	53 Rankins Rd KENSINGTON 3031	$950,000	03/12/2024
2	5 Norwood St FLEMINGTON 3031	$910,000	04/11/2024
3	68 Princes St FLEMINGTON 3031	$880,000	31/10/2024

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: 22/01/2025 15:49

76 Princes Street, Flemington Vic 3031

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2 1

Property Type: House

Agent Comments

Single front 2 bedroom, 1 bedroom Victorian home.

Indicative Selling Price
$900,000 - $950,000
Median House Price
22/01/2024 - 21/01/2025: $1,100,000

Comparable Properties



53 Rankins Rd KENSINGTON 3031 (VG)

2 - -

Price: $950,000
Method: Sale
Date: 03/12/2024
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments

Comparable Location, similar land size, similar accommodation, similar interior.



5 Norwood St FLEMINGTON 3031 (VG)

2 - -

Price: $910,000
Method: Sale
Date: 04/11/2024
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments

Similar location, smaller land, similar accommodation, inferior interior.



68 Princes St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $880,000
Method: Sold Before Auction
Date: 31/10/2024
Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments

Comparable Location, similar accommodation, similar land size, similar interior.

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