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	11/93-95 Victoria Street, Flemington Vic 3031

Indicative selling price

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

Single price $329,000

Median sale price

Median price $389,500 Property Type Unit Suburb Flemington

Period - From 24/01/2024 to 23/01/2025 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	10/12-14 Farnham Ct FLEMINGTON 3031	$310,000	27/11/2024
2	10/3 Guthrie St BRUNSWICK WEST 3055	$320,000	25/10/2024
3	8/171 Kent St ASCOT VALE 3032	$320,000	22/10/2024

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: 24/01/2025 15:33

11/93-95 Victoria Street, Flemington Vic 3031

Nelson Alexander



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$329,000
Median Unit Price
24/01/2024 - 23/01/2025: $389,500

Comparable Properties



10/12-14 Farnham Ct FLEMINGTON 3031 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 27/11/2024
Rooms: 2
Property Type: Unit

Agent Comments



10/3 Guthrie St BRUNSWICK WEST 3055 (REI)

1 1 1

Price: $320,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment

Agent Comments



8/171 Kent St ASCOT VALE 3032 (REI)

1 1 1

Price: $320,000
Method: Private Sale
Date: 22/10/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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