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 Farnham Street, Flemington Vic 3031

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	120 Pin Oak Cr FLEMINGTON 3031	$800,000	05/12/2024
2	14 Finsbury St FLEMINGTON 3031	$855,000	23/11/2024
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: 23/01/2025 09:53

2 Farnham Street, Flemington Vic 3031

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jelliscraig.com.au



2 | 1 | 1

Property Type: House

Agent Comments

2 Bedroom, 1 Bathroom home.

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties



120 Pin Oak Cr FLEMINGTON 3031 (REI/VG)

2 | 1 | -

Price: $800,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 116 sqm approx

Agent Comments

Comparable location, similar accommodation, smaller land holding, superior interior.



14 Finsbury St FLEMINGTON 3031 (REI)

2 | 1 | -

Price: $855,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, smaller land holding, superior 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

Inferior location, similar accommodation, smaller land holding, superior interior.

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