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	8 Coronet Street, Flemington Vic 3031

Indicative selling price

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

Range between $970,000 & $1,030,000

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	76 Princes St FLEMINGTON 3031	$950,000	19/02/2025
2	17 Farnham St FLEMINGTON 3031	$1,022,000	06/02/2025
3	8 Eltham St FLEMINGTON 3031	$980,000	07/10/2024

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: 17/03/2025 09:23

8 Coronet Street, Flemington Vic 3031

Jellis Craig

Jerome Feery
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2 1

Property Type: House

Agent Comments

2 bedroom, 1 bathroom single front home.

Indicative Selling Price
$970,000 - $1,030,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties



76 Princes St FLEMINGTON 3031 (REI)

2 1 -

Price: $950,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)

Agent Comments

Inferior location, similar accommodation, Similar interior, similar land holding.



17 Farnham St FLEMINGTON 3031 (REI)

2 1 -

Price: $1,022,000
Method: Auction Sale
Date: 06/02/2025
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, less land holding.



8 Eltham St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $980,000
Method: Sold Before Auction
Date: 07/10/2024
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, larger land holding.

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