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	9/132 Princes Street, Flemington Vic 3031

Indicative selling price

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

Single price	$575,000

Median sale price

Median price	$405,000	Property Type	Unit	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	5/6 Darcy La KENSINGTON 3031	$582,000	22/03/2025
2	133/68 Mt Alexander Rd TRAVANCORE 3032	$592,000	28/02/2025
3	14/132 Princes St FLEMINGTON 3031	$618,000	10/02/2025

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: 02/04/2025 10:09

9/132 Princes Street, Flemington Vic 3031

Zach Sianos
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2 2 1

Property Type: Apartment

Agent Comments

2 bedroom, 2 bathroom apartment.

Indicative Selling Price
$575,000
Median Unit Price
Year ending December 2024: $405,000

Comparable Properties



5/6 Darcy La KENSINGTON 3031 (REI)

2 1 1

Price: $582,000
Method: Private Sale
Date: 22/03/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, less bathrooms, similar interior.



133/68 Mt Alexander Rd TRAVANCORE 3032 (REI)

2 2 1

Price: $592,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



14/132 Princes St FLEMINGTON 3031 (REI)

2 2 1

Price: $618,000
Method: Private Sale
Date: 10/02/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.

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