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	44 Brighton Street, Flemington Vic 3031

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	84 Canterbury St FLEMINGTON 3031	$1,345,000	21/02/2025
2	3 Ther Ridgeway KENSINGTON 3031	$1,350,000	07/02/2025
3	42 Farnham St FLEMINGTON 3031	$1,380,000	27/11/2024

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: 28/02/2025 11:34

44 Brighton Street, Flemington Vic 3031

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3 1

Property Type: House (Res)

Agent Comments

3 Bedroom, 1 Bathroom semi-detached Victorian.

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending December 2024: $1,100,000

Comparable Properties



84 Canterbury St FLEMINGTON 3031 (REI)

3 2 1

Price: $1,345,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: House (Res)
Land Size: 274 sqm approx

Agent Comments

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



3 The Ridgeway KENSINGTON 3031 (REI)

2 1 -

Price: $1,350,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House

Agent Comments

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



42 Farnham St FLEMINGTON 3031 (REI)

2 1 -

Price: $1,380,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments

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

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