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	9/6-10 FARNHAM COURT FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	Suburb	Flemington
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

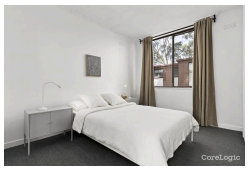
Address of comparable property	Price	Date of sale
12/121 WELLINGTON STREET FLEMINGTON VIC 3031	$500,000	15-Mar-25
2/52-54 CANTERBURY STREET FLEMINGTON VIC 3031	$495,000	05-Dec-24
CANTERBURY STREET FLEMINGTON VIC 3031	$495,000	05-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 07 April 2025

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12/121 WELLINGTON STREET FLEMINGTON VIC 3031

2 1 1

Sold Price RS **$500,000** Sold Date **15-Mar-25**

Distance **0.19km**



2/52-54 CANTERBURY STREET FLEMINGTON VIC 3031

2 1 1

Sold Price **$495,000** Sold Date **05-Dec-24**

Distance **0.48km**



CANTERBURY STREET FLEMINGTON VIC 3031

- - -

Sold Price Sold Date **05-Dec-24**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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