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: 84 Pin Oak Crescent, Flemington Vic 3031

Indicative selling price

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

Single price: $1,625,000

Median sale price

Median price: $1,200,000 Property Type: House Suburb: Flemington

Period - From: 01/01/2025 to: 31/03/2025 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	30 Geddes St ASCOT VALE 3032	$1,576,000	16/05/2025
2	44 Brighton St FLEMINGTON 3031	$1,585,000	10/05/2025
3			

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: 20/06/2025 10:59

84 Pin Oak Crescent, Flemington Vic 3031

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



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Property Type: House

Agent Comments

Indicative Selling Price
$1,625,000
Median House Price
March quarter 2025: $1,200,000

Comparable Properties



30 Geddes St ASCOT VALE 3032 (REI/VG)

3 1 -

Price: $1,576,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



44 Brighton St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,585,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

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.

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