16/47 Railway Place, Flemington Vic 3031



2 Bed 1 Bath 1 Car
Property Type:
Flat/Unit/Apartment (Res)
Indicative Selling Price
$495,000
Median House Price
Year ending March 2025: $423,500

Comparable Properties



9/6-10 Farnham Court, FLEMINGTON 3031 (REI)

2 Bed 1 Bath 1 Car
Price: $490,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment in an older style block



17/8-32 Howlett Street, KENSINGTON 3031 (REI)

2 Bed 1 Bath 2 Car
Price: $480,000
Method: Private Sale
Date: 01/05/2025
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment in an older style block.



8/47 Railway Place West, FLEMINGTON 3031 (REI)

2 Bed 1 Bath 1 Car
Price: $423,500
Method: Sold Before Auction
Date: 10/02/2025
Property Type: Unit
Agent Comments: Comparable two bedroom apartment in the same complex

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 16/47 Railway Place, Flemington Vic 3031

Indicative selling price

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

Single price: $495,000

Median sale price

Median price: $423,500 Unit: x Suburb: Flemington

Period - From: 01/04/2024 to: 31/03/2025 Source: REIV

Comparable property sales

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
9/6-10 Farnham Court, FLEMINGTON 3031	$490,000	15/05/2025
17/8-32 Howlett Street, KENSINGTON 3031	$480,000	01/05/2025
8/47 Railway Place West, FLEMINGTON 3031	$423,500	0/02/2025

This Statement of Information was prepared on: 03/06/2025 14:16