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	1/39-41 Flemington Street, Travancore Vic 3032

Indicative selling price

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

Single price $590,000

Median sale price

Median price $362,000 Property Type Unit Suburb Travancore

Period - From 01/04/2024 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	2/39-41 Flemington St TRAVANCORE 3032	$615,000	03/05/2025
2	9/132 Princes St FLEMINGTON 3031	$581,000	17/04/2025
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: 20/06/2025 12:39

1/39-41 Flemington Street, Travancore Vic 3032

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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Bedroom, 1 bathroom apartment.

Indicative Selling Price
$590,000
Median Unit Price
Year ending March 2025: $362,000

Comparable Properties



2/39-41 Flemington St TRAVANCORE 3032 (REI)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



9/132 Princes St FLEMINGTON 3031 (REI)

2 2 1

Price: $581,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior.



14/132 Princes St FLEMINGTON 3031 (REI/VG)

2 2 1

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

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior.

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