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	2/28 Pin Oak Crescent, Flemington Vic 3031

Indicative selling price

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

Single price $500,000

Median sale price

Median price $423,500 Property Type Unit Suburb Flemington

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	9/6-10 Farnham Ct FLEMINGTON 3031	$490,000	15/05/2025
2	14/48 Farnham St FLEMINGTON 3031	$506,000	22/04/2025
3	12/121 Wellington St FLEMINGTON 3031	$500,000	15/03/2025

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: 23/06/2025 14:38

2/28 Pin Oak Crescent, Flemington Vic 3031

Zach Sianos
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2 1 1

Property Type: Apartment

Agent Comments

2 bedroom, 1 bathroom apartment.

Indicative Selling Price
$500,000
Median Unit Price
Year ending March 2025: $423,500

Comparable Properties



9/6-10 Farnham Ct FLEMINGTON 3031 (REI)

2 1 1

Price: $490,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior. similar parking.



14/48 Farnham St FLEMINGTON 3031 (REI)

2 1 1

Price: $506,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior. similar parking.



12/121 Wellington St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $500,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.

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