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	8/39 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between $395,000 & $430,000

Median sale price

Median price $423,500 Property Type Unit Suburb Flemington

Period - From 01/07/2024 to 30/06/2025 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	103/84 Cade Way PARKVILLE 3052	$430,000	15/07/2025
2	6/47 Pl.W FLEMINGTON 3031	$410,000	11/06/2025
3	303/80 Ormond St KENSINGTON 3031	$390,000	04/05/2025

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: 12/08/2025 17:19

8/39 Dover Street, Flemington Vic 3031

JellisCraig

Zach Sianos
03 8378 0500
0477 801 177
zachsianos@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

2 bedroom, 1 bathroom apartment.

Indicative Selling Price
$395,000 - $430,000
Median Unit Price
Year ending June 2025: $423,500

Comparable Properties



103/84 Cade Way PARKVILLE 3052 (REI)

2 1 1

Price: $430,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments

Superior location, similar accommodation, similar interior, similar parking.



6/47 Pl.W FLEMINGTON 3031 (REI)

2 1 1

Price: $410,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment

Agent Comments

Similar location, similar accommodation, similar interior, similar parking.



303/80 Ormond St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $390,000
Method: Private Sale
Date: 04/05/2025
Property Type: Apartment

Agent Comments

Similar location, similar accommodation, similar interior, similar parking.

REIV THE DIFFERENCE

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