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	8/37 FLEMINGTON STREET TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$425,000	&	$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$352,500	Property type	Unit	Suburb	Travancore
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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 VIC 3031	490000	09-May-25
1/57-59 DOVER STREET FLEMINGTON VIC 3031	480000	31-May-25
15/31 NORWOOD STREET FLEMINGTON VIC 3031	442000	09-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 01 October 2025

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9/6-10 FARNHAM COURT FLEMINGTON VIC 3031

2 1 1

Sold Price 490000 Sold Date 09-May-25

Distance 0.42km



1/57-59 DOVER STREET FLEMINGTON VIC 3031

2 1 1

Sold Price 480000 Sold Date 31-May-25

Distance 0.97km



15/31 NORWOOD STREET FLEMINGTON VIC 3031

2 1 1

Sold Price RS 442000 Sold Date 09-Sep-25

Distance 0.59km



14/48 FARNHAM STREET FLEMINGTON VIC 3031

2 1 1

Sold Price 506000 Sold Date 09-Apr-25

Distance 0.38km



7/90-94 DOVER STREET FLEMINGTON VIC 3031

2 1 1

Sold Price 470000 Sold Date 26-Jul-25

Distance 1.03km

RS = Recent sale **UN** = Undisclosed Sale

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