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	24 Wisewould Street, Flemington Vic 3031

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $907,500 Property Type Townhouse Suburb Flemington

Period - From 15/10/2024 to 14/10/2025 Source Property Data

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	12 Drury St KENSINGTON 3031	$1,125,000	25/07/2025
2	2/67 Dover St FLEMINGTON 3031	$1,110,000	20/05/2025
3	60 Edinburgh St FLEMINGTON 3031	$1,110,000	17/05/2025

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: 15/10/2025 10:57

24 Wisewould Street, Flemington Vic 3031

JellisCraig

Zach Sianos
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3 3 1

Property Type: Townhouse

Agent Comments

3 bedroom, 3 bathroom home.

Indicative Selling Price
$1,100,000
Median Townhouse Price
15/10/2024 - 14/10/2025: $907,500

Comparable Properties



12 Drury St KENSINGTON 3031 (REI/VG)

3 2 2

Price: $1,125,000
Method: Sold Before Auction
Date: 25/07/2025
Property Type: House (Res)

Agent Comments

Similar location, comparable accommodation, lacking additional bathrooms, similar parking.



2/67 Dover St FLEMINGTON 3031 (REI/VG)

3 1 1

Price: $1,110,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)

Agent Comments

Similar location, comparable accommodation, lacking additional bathrooms, similar parking.



60 Edinburgh St FLEMINGTON 3031 (REI/VG)

3 1 1

Price: $1,110,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments

Similar location, comparable accommodation, lacking additional bathrooms, similar parking.

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