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	28 Church Street, Flemington Vic 3031

Indicative selling price

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

Single price $905,000

Median sale price

Median price $1,160,000 Property Type House Suburb Flemington

Period - From 01/10/2024 to 30/09/2025 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	55 Lambeth St KENSINGTON 3031	$905,000	30/10/2025
2	196 Pin Oak Cr FLEMINGTON 3031	$931,000	29/10/2025
3	54 Parsons St KENSINGTON 3031	$900,000	31/05/2025

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: 07/11/2025 09:26

28 Church Street, Flemington Vic 3031

JellisCraig

Zach Sianos
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2 1

Property Type: House

Agent Comments

Maintained Victorian residence.

Indicative Selling Price
$905,000
Median House Price
Year ending September 2025: $1,160,000

Comparable Properties



55 Lambeth St KENSINGTON 3031 (REI)

2 1 1

Price: $905,000
Method: Auction Sale
Date: 30/10/2025
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, superior land.



196 Pin Oak Cr FLEMINGTON 3031 (REI)

2 1 -

Price: $931,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, superior land.

54 Parsons St KENSINGTON 3031 (REI/VG)

2 1 2

Price: $900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 233 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, superior land.

REIV THE DIFFERENCE | propertydata.com.au

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