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	10/53 Flemington Street, Travancore Vic 3032

Indicative selling price

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

Range between $280,000 & $300,000

Median sale price

Median price $360,000 Property Type Unit Suburb Travancore

Period - From 01/04/2025 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	10/7-9 Farnham Ct FLEMINGTON 3031	$295,000	28/07/2025
2	2/25 Shields St FLEMINGTON 3031	$287,000	22/07/2025
3	9/53-59 Flemington St TRAVANCORE 3032	$280,000	14/03/2025

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: 26/08/2025 22:14

10/53 Flemington Street, Travancore Vic 3032

JellisCraig

Adam Hicks
8378 0500
0438 066 259
adamhicks@jelliscraig.com.au



1 1 1

Property Type: Unit

Agent Comments

One bedroom, one bathroom and one carspace

Indicative Selling Price
$280,000 - $300,000
Median Unit Price
June quarter 2025: $360,000

Comparable Properties



10/7-9 Farnham Ct FLEMINGTON 3031 (REI)

1 1 1

Price: $295,000
Method: Private Sale
Date: 28/07/2025
Property Type: Unit

Agent Comments

Similar accommodation and condition, close proximity



2/25 Shields St FLEMINGTON 3031 (REI/VG)

1 1 -

Price: $287,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment

Agent Comments

Similar accommodation and condition, close proximity



9/53-59 Flemington St TRAVANCORE 3032 (REI)

1 1 1

Price: $280,000
Method: Private Sale
Date: 14/03/2025
Property Type: Apartment

Agent Comments

Similar accommodation and condition, close proximity

REIV THE DIFFERENCE | propertydata.com.au

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