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	8/69 Edinburgh Street, Flemington Vic 3031

Indicative selling price

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

Range between $430,000 & $450,000

Median sale price

Median price $480,000 Property Type Unit Suburb Flemington

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	8/39 Dover St FLEMINGTON 3031	$420,000	22/08/2025
2	6/77 Walter St ASCOT VALE 3032	$460,000	01/08/2025
3	6/47 Pl.W FLEMINGTON 3031	$410,000	11/06/2025

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: 19/09/2025 14:57

8/69 Edinburgh Street, Flemington Vic 3031

JellisCraig

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



2 1 1

Property Type: Apartment

Agent Comments

Two bedroom apartment, one bathroom and one carspace

Indicative Selling Price
$430,000 - $450,000
Median Unit Price
June quarter 2025: $480,000

Comparable Properties



8/39 Dover St FLEMINGTON 3031 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 22/08/2025
Property Type: Unit

Agent Comments

similar accommodation, similar interior, similar parking.



6/77 Walter St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment

Agent Comments

similar accommodation, similar interior, similar parking.



6/47 PI.W FLEMINGTON 3031 (REI)

2 1 1

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

Agent Comments

similar accommodation, similar interior, similar parking.

REIV THE DIFFERENCE | propertydata.com.au

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