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	18 FINSBURY STREET FLEMINGTON VIC 3031

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	$990,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,102,500	Property type	House	Suburb	Flemington
Period-from	01 Nov 2024	to	31 Oct 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
2 BIGNELL STREET FLEMINGTON VIC 3031	$1,105,000	20-Sep-25
36 BARNETT STREET KENSINGTON VIC 3031	$960,000	18-May-25
8 OVENS STREET MOONEE PONDS VIC 3039	$1,010,000	31-May-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: 03 November 2025

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ESTATE AGENTS

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2 BIGNELL STREET FLEMINGTON VIC 3031

2 1 1

Sold Price RS $1,105,000 Sold Date 20-Sep-25

Distance 0.41km



36 BARNETT STREET KENSINGTON VIC 3031

2 1 1

Sold Price $960,000 Sold Date 18-May-25

Distance 0.69km



8 OVENS STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price $1,010,000 Sold Date 31-May-25

Distance 1.99km



36 BANK STREET ASCOT VALE VIC 3032

2 1 1

Sold Price $1,039,500 Sold Date 31-May-25

Distance 1.41km

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

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