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	165 Wellington Street, Flemington Vic 3031

Indicative selling price

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

Single price $1,700,000

Median sale price

Median price $1,202,300 Property Type House Suburb Flemington

Period - From 01/07/2025 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	10 Kent St ASCOT VALE 3032	$1,622,000	18/10/2025
2	35 Steele St MOONEE PONDS 3039	$1,650,000	20/09/2025
3	14 Warrick St ASCOT VALE 3032	$1,655,000	21/08/2025

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: 09/12/2025 13:44

165 Wellington Street, Flemington Vic 3031

JellisCraig

Adam Hicks
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4 2 3

Property Type: House (Res)
Land Size: 567 sqm approx

Indicative Selling Price
$1,700,000
Median House Price
September quarter 2025: $1,202,300

Agent Comments

Brick 4 bedroom house, 2 bathroom and parking for 3 cars off street

Comparable Properties



10 Kent St ASCOT VALE 3032 (REI)

4 3 2

Price: $1,622,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments

Similar accommodation (one more bathroom), inferior land size and internal condition, neighbouring suburb.



35 Steele St MOONEE PONDS 3039 (REI/VG)

5 1 2

Price: $1,650,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments

Similar accommodation (one less bathroom), inferior land size and superior internal condition.



14 Warrick St ASCOT VALE 3032 (REI)

4 2 4

Price: $1,655,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

Similar accommodation and internal condition, superior land size, neighbouring suburb.

REIV THE DIFFERENCE | propertydata.com.au

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