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	4/96 Flemington Road, Parkville Vic 3052

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $520,000 Property Type Unit Suburb Parkville

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	1/7-11 Dartford St FLEMINGTON 3031	$375,000	25/09/2025
2	13/80 Oshanassy St NORTH MELBOURNE 3051	$390,000	24/09/2025
3	111/445 Royal Pde PARKVILLE 3052	$373,000	05/09/2025

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: 08/10/2025 13:24

4/96 Flemington Road, Parkville Vic 3052

JellisCraig

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



1 1 1

Rooms: 2
Property Type: Unit

Agent Comments

Large renovated 1 bedroom apartment in a great location

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
Year ending September 2025: $520,000

Comparable Properties



1/7-11 Dartford St FLEMINGTON 3031 (REI)

1 1 1

Price: $375,000
Method: Private Sale
Date: 25/09/2025
Property Type: Apartment

Agent Comments

Comparable with a outdoor area but smaller interior and less renovated.



13/80 Oshanassy St NORTH MELBOURNE 3051 (REI/VG)

1 1 -

Price: $390,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

Agent Comments

Comparable but better location



111/445 Royal Pde PARKVILLE 3052 (VG)

1 - -

Price: $373,000
Method: Sale
Date: 05/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable but less renovated

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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