

## 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

103/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$370,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

303/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$355,000	20-Feb-24
403/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$363,000	12-Mar-24
406/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$349,000	22-Jan-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: 06 March 2025



**303/93 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

 1  1  -

Sold Price **\$355,000** Sold Date **20-Feb-24**

Distance **0km**



**403/93 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

 1  1  1

Sold Price **\$363,000** Sold Date **12-Mar-24**

Distance **0km**



**406/93 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

 1  1  -

Sold Price <sup>RS</sup> **\$349,000** Sold Date **22-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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