

## 295 Flemington Road, North Melbourne Vic 3051



**3 Bed 2 Bath - Car**  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 211 sqm approx  
**Indicative Selling Price**  
 \$1,480,000  
**Median House Price**  
 Year ending March 2024:  
 \$1,226,250

## Comparable Properties



### 32 Parsons Street, Kensington 3031 (REI)

**3 Bed 2 Bath - Car**  
**Price:** \$1,490,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx  
**Agent Comments:** Comparable condition Comparable style Inferior location



### 50 Edinburgh Street, Flemington 3031 (REI/VG)

**3 Bed 1 Bath - Car**  
**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2023  
**Property Type:** House (Res)  
**Land Size:** 260 sqm approx  
**Agent Comments:** Superior land size superior outdoor space comparable condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

295 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)

Single price

\$1,480,000

#### Median sale price

Median price

\$1,226,250

House

x

Suburb

North Melbourne

Period - From

01/04/2023

to

31/03/2024

Source

REIV

#### Comparable property sales

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 |
|--------------------------------------|-------------|--------------|
| 32 Parsons Street, KENSINGTON 3031   | \$1,490,000 | 20/04/2024   |
| 50 Edinburgh Street, FLEMINGTON 3031 | \$1,460,000 | 07/12/2023   |
|                                      |             |              |

This Statement of Information was prepared on:

28/05/2024