

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

23/171 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$420,000

&

\$462,000

Median sale price*

Median price

\$440,000

Property Type

Unit

Suburb

North Melbourne

Period - From

19/09/2024

to

19/03/2025

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	13/77 Chapman St NORTH MELBOURNE 3051	\$460,000	20/01/2025
2	312/86 Macaulay Rd NORTH MELBOURNE 3051	\$460,000	14/01/2025
3	110/171 Flemington Rd NORTH MELBOURNE 3051	\$420,000	26/09/2024

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:

19/03/2025 11:13

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price *
19/09/2024 - 19/03/2025: \$440,000
* Agent calculated median based on 3 sales

Comparable Properties



13/77 Chapman St NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$460,000
Method: Private Sale
Date: 20/01/2025
Property Type: Apartment



312/86 Macaulay Rd NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 1

Price: \$460,000
Method: Private Sale
Date: 14/01/2025
Property Type: Apartment



110/171 Flemington Rd NORTH MELBOURNE 3051 (REI) Agent Comments

2 1 2

Price: \$420,000
Method: Sold Before Auction
Date: 26/09/2024
Property Type: Apartment