# 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

18 FINSBURY STREET FLEMINGTON VIC 3031

#### Indicative selling price

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

Single Price	or range between	\$1,000,000	&	\$1,050,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,102,500	Prop	Property type House		Suburb	Flemington	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### 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
2 BIGNELL STREET FLEMINGTON VIC 3031	\$1,105,000	20-Sep-25
36 BANK STREET ASCOT VALE VIC 3032	\$1,039,500	31-May-25
8 OVENS STREET MOONEE PONDS VIC 3039	\$1,010,000	31-May-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: 31 October 2025



# **EDWARD THOMAS**

**Edward Thomas** P 9376 3322 M 0418 353 357

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**2 BIGNELL STREET FLEMINGTON** Sold Price VIC 3031

<sup>RS</sup> **\$1,105,000** Sold Date **20-Sep-25** 

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Distance 0.41km



36 BANK STREET ASCOT VALE VIC Sold Price 3032

\$1,039,500 Sold Date 31-May-25

Distance 1.41km



8 OVENS STREET MOONEE PONDS Sold Price **VIC 3039** 

**\$1,010,000** Sold Date **31-May-25** 

Distance 1.99km

**=** 2

二 2

\$1

□ 1

**RS** = Recent sale

UN = Undisclosed Sale

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