

# 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Flemington

Period-from

01 Nov 2024

to

31 Oct 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 BARNETT STREET KENSINGTON VIC 3031 | \$960,000   | 18-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: 03 November 2025

# EDWARD THOMAS

ESTATE AGENTS

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**2 BIGNELL STREET FLEMINGTON  
VIC 3031**

Sold Price

<sup>RS</sup>

**\$1,105,000**

Sold Date

**20-Sep-25**

 2

 1

 1

Distance

**0.41km**



**36 BARNETT STREET KENSINGTON  
VIC 3031**

Sold Price

**\$960,000**

Sold Date

**18-May-25**

 2

 1

 1

Distance

**0.69km**



**8 OVENS STREET MOONEE PONDS  
VIC 3039**

Sold Price

**\$1,010,000**

Sold Date

**31-May-25**

 2

 1

 1

Distance

**1.99km**



**36 BANK STREET ASCOT VALE VIC  
3032**

Sold Price

**\$1,039,500**

Sold Date

**31-May-25**

 2

 1

 1

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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