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	3 Oak Street, Flemington Vic 3031

Indicative selling price

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

Range between	\$1,225,000	&	\$1,300,000
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Median sale price

Median price	\$1,120,000	Pro	perty Type	House		Suburb	Flemington
Period - From	01/04/2025	to	30/06/2025		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	4 South St ASCOT VALE 3032	\$1,228,888	12/07/2025
2	6 Davies St MOONEE PONDS 3039	\$1,210,000	05/07/2025
3	45 Illawarra Bd FLEMINGTON 3031	\$1.214.000	04/07/2025

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:	26/07/2025 12:24









Property Type: House Agent Comments

Indicative Selling Price \$1,225,000 - \$1,300,000 Median House Price June quarter 2025: \$1,120,000

Comparable Properties



4 South St ASCOT VALE 3032 (REI)

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Price: \$1,228,888 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res) **Land Size:** 348 sqm approx

Agent Comments



6 Davies St MOONEE PONDS 3039 (REI)

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Agent Comments

Price: \$1,210,000 **Method:** Auction Sale **Date:** 05/07/2025

Property Type: House (Res)



45 Illawarra Rd FLEMINGTON 3031 (REI)

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Price: \$1,214,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: House (Res) Land Size: 294 sqm approx Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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