

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

Median sale price

Median price \$1,120,000

Property 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 Rd 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



 3  1  2

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)

Agent Comments

 3  1  2

Price: \$1,228,888

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 348 sqm approx



6 Davies St MOONEE PONDS 3039 (REI)

Agent Comments

 2  1  1

Price: \$1,210,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)



45 Illawarra Rd FLEMINGTON 3031 (REI)

Agent Comments

 3  1  2

Price: \$1,214,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: House (Res)

Land Size: 294 sqm approx

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