

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 301/97 Flemington Road, North Melbourne, 3051

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period
 - to Source

Comparable property sales

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
102/9 Dryburgh St WEST MELBOURNE 3003	\$610,000.00	23/03/2026
107/950 Swanston St CARLTON 3053	\$630,000.00	14/01/2026
1205/91-93 Flemington Rd NORTH MELBOURNE 3051	\$625,000.00	31/12/2025

This Statement of Information was prepared on: