

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 347/38 Mt Alexander Road, Flemington Vic 3031

Indicative selling price

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

Range between \$340,000 & \$374,000

Median sale price

Median price \$372,750 Property Type Unit Suburb Flemington

Period - From 14/04/2024 to 13/04/2025 Source Property Data

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	1718/18 Mt Alexander Rd TRAVANCORE 3032	\$345,000	08/04/2025
2	1317/18 Mt Alexander Rd TRAVANCORE 3032	\$327,500	07/04/2025
3	608/38 Mt Alexander Rd TRAVANCORE 3032	\$340,000	11/02/2025

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: 14/04/2025 13:56

John Verduci
(03) 9689 6011
+61 411660844
jverduci@trimson.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$340,000 - \$374,000
Median Unit Price
14/04/2024 - 13/04/2025: \$372,750

Comparable Properties



1718/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment



1317/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



Price: \$327,500
Method: Private Sale
Date: 07/04/2025
Property Type: Unit



608/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681