Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	5/2 Newmarket Way, Flemington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Single price \$399,000

Median sale price

Median price	\$392,000	Pro	perty Type Un	it]	Suburb	Flemington
Period - From	02/04/2024	to	01/04/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/30 Pin Oak Cr FLEMINGTON 3031	\$372,500	20/03/2025
2	107/8 North St ASCOT VALE 3032	\$420,000	09/03/2025
3	406/1 Ascot Vale Rd FLEMINGTON 3031	\$372,500	27/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2025 12:33









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$399,000 **Median Unit Price** 02/04/2024 - 01/04/2025: \$392,000

Comparable Properties



3/30 Pin Oak Cr FLEMINGTON 3031 (REI)

Price: \$372,500 Method: Private Sale Date: 20/03/2025

Property Type: Apartment

Agent Comments



107/8 North St ASCOT VALE 3032 (REI)



Agent Comments

Price: \$420,000 Method: Private Sale Date: 09/03/2025

Property Type: Apartment



406/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

Price: \$372,500 Method: Private Sale Date: 27/02/2025

Rooms: 4

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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