

# 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

5/2 Newmarket Way, Flemington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$399,000

### Median sale price

Median price

\$392,000

Property Type

Unit

Suburb

Flemington

Period - From

02/04/2024

to

01/04/2025

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.

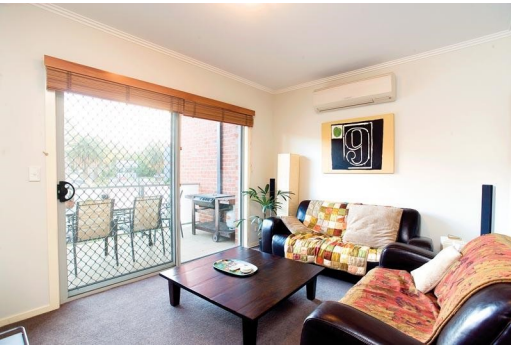
	Address of comparable property	Price	Date of sale
1	3/30 Pin Oak Cr FLEMINGTON 3031	\$372,500	20/03/2025
2	107/8 North St ASCOT VALE 3032	\$420,000	09/03/2025
3	406/1 Ascot Vale Rd FLEMINGTON 3031	\$372,500	27/02/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



1 1 2

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)

Agent Comments

1 1 1

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



107/8 North St ASCOT VALE 3032 (REI)

Agent Comments

1 1 1

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



406/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$372,500  
Method: Private Sale  
Date: 27/02/2025  
Rooms: 4  
Property Type: Apartment