

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

5/37 FLEMINGTON STREET TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,750

Property type

Unit

Suburb

Travancore

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

8/37 FLEMINGTON STREET TRAVANCORE VIC 3032	\$483,000	08-Oct-25
1/57-59 DOVER STREET FLEMINGTON VIC 3031	\$480,000	31-May-25
8/39 DOVER STREET FLEMINGTON VIC 3031	\$420,000	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 13 October 2025



**8/37 FLEMINGTON STREET
TRAVANCORE VIC 3032**

2 1 1

Sold Price

RS

\$483,000

Sold Date

08-Oct-25

Distance

0km



1/57-59 Dover Street, Flemington



**1/57-59 DOVER STREET
FLEMINGTON VIC 3031**

2 1 1

Sold Price

\$480,000

Sold Date

31-May-25

Distance

0.97km

8/39 Dover Street, FLEMINGTON



**8/39 DOVER STREET FLEMINGTON
VIC 3031**

2 1 1

Sold Price

\$420,000

Sold Date

23-Aug-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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