

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 Jezabeel Court, Flemington, VIC 3031
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Indicative selling price

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

Price Range	\$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,102,500	Property Type	House	Suburb	Flemington (3031)
Period - From	01/11/2024	to	31/10/2025	Source	Cotality

Comparable property sales

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
11-13 McNAMARA MEWS, KENSINGTON VIC 3031	\$1,050,000	24/09/2025
60 EDINBURGH STREET FLEMINGTON VIC 3031	\$1,100,000	17/05/2025
5 LANGS ROAD ASCOT VALE VIC 3032	\$1,120,000	24/09/2025

This Statement of Information was prepared on: 06/11/2025