

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

6/49 FARNHAM STREET FLEMINGTON VIC 3031

Indicative selling price

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

Single Price

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,750

Property type

Unit

Suburb

Flemington

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 5/49 FARNHAM STREET FLEMINGTON VIC 3031 | \$252,500 | 17-Mar-25 |
| 7/18 BLOOMFIELD ROAD ASCOT VALE VIC 3032 | \$263,000 | 04-Mar-25 |
| 13/57-59 DOVER STREET FLEMINGTON VIC 3031 | \$305,000 | 14-Feb-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: 12 May 2025



**5/49 FARNHAM STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$252,500

Sold Date

17-Mar-25

Distance

0km



**7/18 BLOOMFIELD ROAD ASCOT
VALE VIC 3032**

 1  1  1

Sold Price

\$263,000

Sold Date

04-Mar-25

Distance

1.11km



**13/57-59 DOVER STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

\$305,000

Sold Date

14-Feb-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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