

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 CORONET 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

or range
between

\$875,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Flemington

Period-from

01 Jul 2025

to

30 Jun 2026

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

42 ASCOT VALE ROAD FLEMINGTON VIC 3031

\$899,000

04-May-26

36 CROWN STREET FLEMINGTON VIC 3031

\$900,000

30-Mar-26

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: 30 July 2026



**42 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$899,000** Sold Date **04-May-26**

Distance **0.23km**



**36 CROWN STREET FLEMINGTON
VIC 3031**

2 1 -

Sold Price **\$900,000** Sold Date **30-Mar-26**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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