

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

901/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

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

\$365,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

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

20/49 BROUGHAM STREET NORTH MELBOURNE VIC 3051	375855	30-Sep-25
13/80 OSHANASSY STREET NORTH MELBOURNE VIC 3051	390000	18-Sep-25
705/108 HAINES STREET NORTH MELBOURNE VIC 3051	370000	30-Jul-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: 29 October 2025

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20/49 BROUGHAM STREET NORTH Sold Price ^{RS} **375855** Sold Date **30-Sep-25**
MELBOURNE VIC 3051
Distance **0.99km**

1 1 1



13/80 OSHANASSY STREET NORTH Sold Price **390000** Sold Date **18-Sep-25**
MELBOURNE VIC 3051
Distance **0.56km**

1 1 1



705/108 HAINES STREET NORTH Sold Price **370000** Sold Date **30-Jul-25**
MELBOURNE VIC 3051
Distance **0.85km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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