

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

906/69-73 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

402/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$780,000	10-Mar-26
1005/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$850,000	24-Dec-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 March 2026



**first
national**
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Sales Avant

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**402/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

^{RS}

\$780,000

Sold Date

10-Mar-26

Distance

1.31km



**1005/83 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

3 2 2

Sold Price

\$850,000

Sold Date

24-Dec-25

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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