

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

908/83 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$345,000

&

\$365,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 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
1	417/23 Blackwood St NORTH MELBOURNE 3051	\$361,000	11/02/2025
2	406/93 Flemington Rd NORTH MELBOURNE 3051	\$349,000	22/01/2025
3	704/1 Bouverie St CARLTON 3053	\$365,000	10/01/2025

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 six months.~~

This Statement of Information was prepared on:

24/02/2025 10:54

908/83 Flemington Road, North Melbourne Vic 3051



Property Type:
Agent Comments

Indicative Selling Price
\$345,000 - \$365,000
Median Unit Price
December quarter 2024: \$495,000

Comparable Properties



417/23 Blackwood St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$361,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment



406/93 Flemington Rd NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$349,000
Method: Private Sale
Date: 22/01/2025
Property Type: Apartment



704/1 Bouverie St CARLTON 3053 (VG) Agent Comments



Price: \$365,000
Method: Sale
Date: 10/01/2025
Property Type: Flat/Unit/Apartment (Res)



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