

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

1203/83 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

33/38-52 CHAPMAN STREET NORTH MELBOURNE VIC 3051	\$1,100,000	26-Nov-25
407/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$1,190,000	31-Jul-25
2903/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$1,180,000	03-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: 16 February 2026



**33/38-52 CHAPMAN STREET
NORTH MELBOURNE VIC 3051**

 3  2  2

Sold Price **\$1,100,000** Sold Date **26-Nov-25**

Distance **0.44km**



**407/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

 3  2  2

Sold Price **\$1,190,000** Sold Date **31-Jul-25**

Distance **0.71km**



**2903/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 3  2  2

Sold Price **\$1,180,000** Sold Date **03-Jul-25**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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