

# 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 355 Flemington Road, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,160,000 & \$1,230,000

### Median sale price

Median price \$1,397,500 Property Type House Suburb North Melbourne

Period - From 01/01/2026 to 31/03/2026 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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: 16/04/2026 14:43



|   |   |   |                            |
|---|---|---|----------------------------|
|  |  |  | <b>Parking Permits x 2</b> |
| <b>2</b>  | <b>1.5</b>  |   |                            |

**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 217 sqm approx

**Agent Comments**

There is very good access to this property from the rear laneway.

## Comparable Properties

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.