

## 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

6 CORONET STREET FLEMINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,055,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Flemington

Period-from

01 Apr 2025

to

31 Mar 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

4 FINSBURY STREET FLEMINGTON VIC 3031	\$1,030,000	09-Mar-26
24 COLLETT STREET KENSINGTON VIC 3031	\$1,052,000	11-Oct-25
68A PRINCES STREET FLEMINGTON VIC 3031	\$1,040,000	21-Mar-26

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: 09 April 2026



**4 FINSBURY STREET FLEMINGTON  
VIC 3031**

2 1 -

Sold Price

<sup>RS</sup> **\$1,030,000**

Sold Date **09-Mar-26**

Distance **0.55km**



**24 COLLETT STREET KENSINGTON  
VIC 3031**

2 1 -

Sold Price

**\$1,052,000**

Sold Date **11-Oct-25**

Distance **0.9km**



**68A PRINCES STREET  
FLEMINGTON VIC 3031**

2 1 -

Sold Price

<sup>RS</sup> **\$1,040,000**

Sold Date **21-Mar-26**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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