

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 5/22 Princes Street, Flemington Vic 3031

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$442,000

Property Type Unit

Suburb Flemington

Period - From 01/01/2025

to 31/12/2025

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	11/12-14 Farnham Ct FLEMINGTON 3031	\$337,500	29/01/2026
2	5/68 Ormond Rd ASCOT VALE 3032	\$340,000	28/01/2026
3	3/53 Flemington St TRAVANCORE 3032	\$390,000	27/11/2025

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:

18/02/2026 08:51

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Indicative Selling Price

\$349,000

Median Unit Price

Year ending December 2025: \$442,000



1 1 1

Property Type: Apartment

Agent Comments

Light filled updated apartment with private North Facing balcony.

Comparable Properties



11/12-14 Farnham Ct FLEMINGTON 3031 (REI)

1 1 1

Price: \$337,500

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and style of apartment complex.



5/68 Ormond Rd ASCOT VALE 3032 (REI)

1 1 1

Price: \$340,000

Method: Private Sale

Date: 28/01/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and style of apartment complex.



3/53 Flemington St TRAVANCORE 3032 (REI)

1 1 1

Price: \$390,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment

Agent Comments

Comparable accommodation and style of apartment complex.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555