

# 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 6/79 Wellington 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)

Range between \$760,000 & \$800,000

### Median sale price

Median price \$916,500 Property Type Townhouse Suburb Flemington

Period - From 11/02/2025 to 10/02/2026 Source Property Data

### 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	5/232 Dawson St BRUNSWICK WEST 3055	\$821,500	31/01/2026
2	3/17 Geddes St ASCOT VALE 3032	\$831,000	06/12/2025
3	6/429 Brunswick Rd BRUNSWICK WEST 3055	\$726,000	11/11/2025

**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: 11/02/2026 22:23

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**Indicative Selling Price**

\$760,000 - \$800,000

**Median Townhouse Price**

11/02/2025 - 10/02/2026: \$916,500



2   1   1

**Property Type:** Townhouse (Res)

**Agent Comments**

Renovated townhouse with immaculate gardens and courtyard

## Comparable Properties



**5/232 Dawson St BRUNSWICK WEST 3055 (REI)**

2   1   1

**Price:** \$821,500

**Method:** Private Sale

**Date:** 31/01/2026

**Property Type:** Villa

**Agent Comments**

Comparable era of build and also renovated with larger courtyard.



**3/17 Geddes St ASCOT VALE 3032 (REI/VG)**

2   1   1

**Price:** \$831,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Villa

**Agent Comments**

Less advanced renovation. Single level with superior outdoor space. Inferior location.



**6/429 Brunswick Rd BRUNSWICK WEST 3055 (REI)**

2   1   1

**Price:** \$726,000

**Method:** Sold Before Auction

**Date:** 11/11/2025

**Property Type:** Townhouse (Res)

**Agent Comments**

Inferior renovation in an inferior location. Comparable era of build.

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