

# 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

36 Crown 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 \$800,000 & \$880,000

### Median sale price

Median price \$1,085,000 Property Type House Suburb Flemington

Period - From 01/10/2025 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	12 Lewis St FLEMINGTON 3031	\$901,000	13/12/2025
2	28 Church St FLEMINGTON 3031	\$905,000	11/11/2025
3	196 Pin Oak Cr FLEMINGTON 3031	\$931,000	29/10/2025

**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:

05/03/2026 12:36

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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 158 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
December quarter 2025: \$1,085,000

## Comparable Properties



12 Lewis St FLEMINGTON 3031 (REI)

Agent Comments

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**Price:** \$901,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)



28 Church St FLEMINGTON 3031 (REI/VG)

Agent Comments

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**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 159 sqm approx



196 Pin Oak Cr FLEMINGTON 3031 (REI/VG)

Agent Comments

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**Price:** \$931,000  
**Method:** Auction Sale  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 172 sqm approx

Account - Whitefox Real Estate | P: 96459699



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