

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 511/97 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$565,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/12/2024 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	1206/53 Batman St WEST MELBOURNE 3003	\$270,000	13/01/2025
2	2612/181 Abeckett St MELBOURNE 3000	\$272,500	30/12/2024
3	512/97 Flemington Rd NORTH MELBOURNE 3051	\$265,000	27/11/2024

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: 20/01/2025 12:31



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
Year ending December 2024: \$565,000

Comparable Properties



1206/53 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 13/01/2025
Property Type: Apartment
Land Size: 39 sqm approx



2612/181 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$272,500
Method: Private Sale
Date: 30/12/2024
Property Type: Apartment



512/97 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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