

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

4/205 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2025

to

30/06/2025

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	55/422 Cardigan St CARLTON 3053	\$600,000	14/06/2025
2	507/668 Swanston St CARLTON 3053	\$565,000	22/04/2025
3	208/150 Peel St NORTH MELBOURNE 3051	\$595,000	01/04/2025

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:

21/07/2025 18:25

4/205 Flemington Road, North Melbourne Vic 3051



1 1 0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000
Median Unit Price
June quarter 2025: \$615,000

Comparable Properties



55/422 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

1 1 1

Price: \$600,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment



507/668 Swanston St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$565,000
Method: Sale
Date: 22/04/2025
Property Type: Flat/Unit/Apartment (Res)



208/150 Peel St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 1

Price: \$595,000
Method: Private Sale
Date: 01/04/2025
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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