

## 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

13/205-207 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

76/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$380,000	25-Oct-24
104/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$390,000	17-Aug-24
101/87 LAMBETH STREET KENSINGTON VIC 3031	\$400,000	02-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 26 June 2025



**76/171 FLEMINGTON ROAD NORTH** Sold Price  
**MELBOURNE VIC 3051**

**\$380,000** Sold Date **25-Oct-24**

 1  1  -

Distance **0.14km**



**104/704 VICTORIA STREET NORTH** Sold Price  
**MELBOURNE VIC 3051**

**\$390,000** Sold Date **17-Aug-24**

 1  1  -

Distance **1.15km**



**101/87 LAMBETH STREET**  
**KENSINGTON VIC 3031**

Sold Price

**\$400,000** Sold Date **02-Nov-24**

 1  1  -

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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