

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

2/22 - 28 Canterbury Street, Flemington Vic 3031

Indicative selling price

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

Range between

\$180,000

&

\$198,000

Median sale price

Median price

\$372,500

Property Type

Unit

Suburb

Flemington

Period - From

15/07/2024

to

14/07/2025

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	16/22-28 Canterbury St FLEMINGTON 3031	\$186,000	28/04/2025
2	38/22-28 Canterbury St FLEMINGTON 3031	\$190,000	05/03/2025
3	38/22 Canterbury St FLEMINGTON 3031	\$190,000	21/02/2025

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:

15/07/2025 15:44



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$180,000 - \$198,000
Median Unit Price
15/07/2024 - 14/07/2025: \$372,500

Comparable Properties



16/22-28 Canterbury St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$186,000
Method: Private Sale
Date: 28/04/2025
Property Type: Apartment



38/22-28 Canterbury St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

38/22 Canterbury St FLEMINGTON 3031 (VG)

Agent Comments



Price: \$190,000
Method: Sale
Date: 21/02/2025
Property Type: Flat/Unit/Apartment (Res)