

## 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

10/117 WELLINGTON 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) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Flemington

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

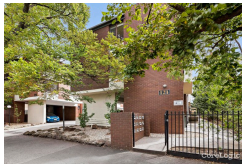
Date of sale

12/121 WELLINGTON STREET FLEMINGTON VIC 3031	\$500,000	15-Mar-25
48 FARNHAM STREET FLEMINGTON VIC 3031	\$506,000	22-Apr-25
1/57-59 DOVER STREET FLEMINGTON VIC 3031	\$480,000	31-May-25

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: 25 June 2025



**12/121 WELLINGTON STREET  
FLEMINGTON VIC 3031**

2 1 1

Sold Price **\$500,000** Sold Date **15-Mar-25**

Distance **0.03km**



**48 FARNHAM STREET  
FLEMINGTON VIC 3031**

2 1 1

Sold Price <sup>RS</sup> **\$506,000** <sup>UN</sup> Sold Date **22-Apr-25**

Distance **0.11km**



**1/57-59 DOVER STREET  
FLEMINGTON VIC 3031**

2 1 1

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **31-May-25**

Distance **0.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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