

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

3 Oak Street, Flemington Vic 3031

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Flemington

Period - From 01/01/2025

to

31/03/2025

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	8 Station Av ASCOT VALE 3032	\$1,201,000	17/05/2025
2	18 Rankins Rd KENSINGTON 3031	\$1,190,000	03/05/2025
3	136 The Parade ASCOT VALE 3032	\$1,250,000	03/04/2025

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:

10/06/2025 12:40



Property Type: House (Previously Occupied - Detached)
Land Size: 382 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2025: \$1,200,000

Comparable Properties



8 Station Av ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,201,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)



18 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 03/05/2025
Property Type: House



136 The Parade ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House
Land Size: 336 sqm approx

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