

# 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](http://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

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655