

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

6/7-9 Farnham Court, Flemington Vic 3031

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$423,500

Property Type

Unit

Suburb

Flemington

Period - From

01/04/2024

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	3/72 Dover St FLEMINGTON 3031	\$321,000	26/03/2025
2	13/190 Mt Alexander Rd TRAVANCORE 3032	\$345,000	21/02/2025
3	11/93-95 Victoria St FLEMINGTON 3031	\$329,000	08/02/2025

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:

17/06/2025 09:11

6/7-9 Farnham Court, Flemington Vic 3031

**Jellis
Craig**

Zach Sianos

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Indicative Selling Price

\$340,000

Median Unit Price

Year ending March 2025: \$423,500



Property Type: Apartment

Agent Comments

1 Bedroom, 1 bathroom apartment.

Comparable Properties



3/72 Dover St FLEMINGTON 3031 (REI/VG)



Price: \$321,000

Method: Private Sale

Date: 26/03/2025

Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



13/190 Mt Alexander Rd TRAVANCORE 3032 (VG)



Price: \$345,000

Method: Sale

Date: 21/02/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.



11/93-95 Victoria St FLEMINGTON 3031 (REI)



Price: \$329,000

Method: Private Sale

Date: 08/02/2025

Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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