

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

1/57 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between \$430,000

&

\$460,000

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	22/8-32 Howlett St KENSINGTON 3031	\$455,000	30/04/2025
2	6/27 Roseberry St ASCOT VALE 3032	\$475,000	01/04/2025
3	8/47 Railway Pl.W FLEMINGTON 3031	\$423,500	10/02/2025

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:

09/05/2025 11:17



Property Type: Apartment

Agent Comments

2 Bedroom, 1 bathroom apartment.

Comparable Properties



22/8-32 Howlett St KENSINGTON 3031 (REI)



Price: \$455,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment

Agent Comments

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



6/27 Roseberry St ASCOT VALE 3032 (VG)



Price: \$475,000

Method: Sale

Date: 01/04/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable location, extra accommodation, superior interior, similar parking, comparable interior size.



8/47 Railway Pl.W FLEMINGTON 3031 (REI)



Price: \$423,500

Method: Sold Before Auction

Date: 10/02/2025

Property Type: Unit

Agent Comments

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