

# 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 John 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 \$870,000 & \$900,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Flemington

Period - From 01/04/2025 to 31/03/2026 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	9 Pridham St KENSINGTON 3031	\$925,000	15/03/2026
2	12 Sturt St FLEMINGTON 3031	\$850,000	07/03/2026
3	2 Collett St KENSINGTON 3031	\$915,000	23/01/2026

**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:

14/04/2026 14:39

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**Indicative Selling Price**

\$870,000 - \$900,000

**Median House Price**

Year ending March 2026: \$1,165,000



 2    1    0

**Property Type:** House (Res)

**Land Size:** 121 sqm approx

**Agent Comments**

Free standing Victorian home.

## Comparable Properties



**9 Pridham St KENSINGTON 3031 (REI)**

 2    1    -

**Price:** \$925,000

**Method:** Sold Before Auction

**Date:** 15/03/2026

**Property Type:** House (Res)

**Agent Comments**

Larger land size but comparable accommodation.



**12 Sturt St FLEMINGTON 3031 (REI)**

 2    1    -

**Price:** \$850,000

**Method:** Private Sale

**Date:** 07/03/2026

**Property Type:** House (Res)

**Land Size:** 147 sqm approx

**Agent Comments**

Comparable accommodation and location



**2 Collett St KENSINGTON 3031 (REI/VG)**

 2    1    -

**Price:** \$915,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** House

**Land Size:** 112 sqm approx

**Agent Comments**

Comparable accommodation and corner block.

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