

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

10/84 Dover Street, Flemington Vic 3031

Indicative selling price

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

Single price

\$349,500

Median sale price

Median price

\$410,000

Property Type

Unit

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	4/133 Epsom Rd ASCOT VALE 3032	\$330,000	28/04/2026
2	1/95 Victoria St FLEMINGTON 3031	\$320,500	23/04/2026
3	7/95 Victoria St FLEMINGTON 3031	\$346,100	21/04/2026

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:

07/05/2026 08:42



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Neat and tidy 1 bedroom apartment

Comparable Properties



4/133 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$330,000

Method: Private Sale

Date: 28/04/2026

Property Type: Apartment

Agent Comments

Inferior location. Offering comparable accommodation and similar style building.



1/95 Victoria St FLEMINGTON 3031 (REI)



Price: \$320,500

Method: Private Sale

Date: 23/04/2026

Property Type: Apartment

Agent Comments

Similar style building offering comparable accommodation.



7/95 Victoria St FLEMINGTON 3031 (REI)



Price: \$346,100

Method: Private Sale

Date: 21/04/2026

Property Type: Apartment

Agent Comments

Similar style building offering comparable accommodation.