

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

1112/538 Epsom Road, Flemington Vic 3031

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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	917/538 Epsom Rd FLEMINGTON 3031	\$2,250,000	18/04/2026
2	807/550 Epsom Rd FLEMINGTON 3031	\$2,200,000	05/02/2026
3			

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:

11/05/2026 15:52

Simon Mason
(03) 8378 0507
0439 617 844
simonmason@jellisrcraig.com.au

 3  2  2

Property Type: Apartment
Agent Comments
Brand New Apartment

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Unit Price
Year ending March 2026: \$410,000

Comparable Properties



917/538 Epsom Rd FLEMINGTON 3031 (REI)

 3  2  2

Price: \$2,250,000
Method: Private Sale
Date: 18/04/2026
Property Type: Apartment

Agent Comments
Same building



807/550 Epsom Rd FLEMINGTON 3031 (REI/VG)

 3  2  2

Price: \$2,200,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment

Agent Comments
Same building

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.