

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

2/55 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between \$570,000

&

\$600,000

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	3/79 Walter St ASCOT VALE 3032	\$581,000	26/03/2026
2	3/132 Princes St FLEMINGTON 3031	\$615,000	05/03/2026
3	1/128 Maribyrnong Rd MOONEE PONDS 3039	\$618,000	27/01/2026

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 00:34



Property Type: Apartment

Agent Comments

Large apartment with balcony in small complex.

Comparable Properties



3/79 Walter St ASCOT VALE 3032 (REI)



Price: \$581,000

Method: Private Sale

Date: 26/03/2026

Property Type: Apartment

Agent Comments

Comparable accommodation.



3/132 Princes St FLEMINGTON 3031 (REI)



Price: \$615,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment

Agent Comments

Comparably sized apartment with additional bathroom.



1/128 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG)



Price: \$618,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment

Agent Comments

Comparably sized apartment.