

# 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

206/83 Flemington Road, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$520,000

### Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

North Melbourne

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.

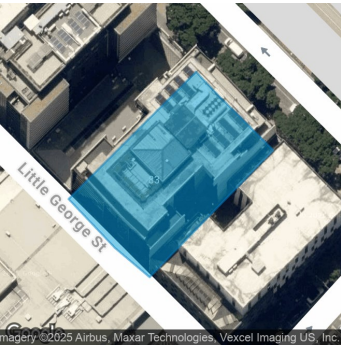
	Address of comparable property	Price	Date of sale
1	1101/93 Flemington Rd NORTH MELBOURNE 3051	\$533,000	07/05/2025
2	1810/135 Abeckett St MELBOURNE 3000	\$530,000	02/04/2025
3			

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:

22/05/2025 12:33



 2    1    1

**Property Type:** Apartment Unit  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$520,000  
**Median Unit Price**  
Year ending March 2025: \$537,500

## Comparable Properties



**1101/93 Flemington Rd NORTH MELBOURNE 3051 (REI)**   **Agent Comments**

 2    1    1

**Price:** \$533,000  
**Method:** Private Sale  
**Date:** 07/05/2025  
**Property Type:** Apartment



**1810/135 Abeckett St MELBOURNE 3000 (REI/VG)**   **Agent Comments**

 2    1    1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** Apartment

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.

**Account - Gem Realty**