

Statement of Information
**Single residential property
located in the Melbourne metropolitan area**

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

301/97 Flemington Road, North Melbourne, 3051

Indicative selling price

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

Single price

or range between

\$600,000.00

&

\$650,000.00

Median sale price

Median price

\$599,000.00

Property type

Unit/Apartment

Suburb

NORTH MELBOURNE

Period

-

From

Feb 2025

to

Feb 2026

Source

Property Data

Comparable property sales

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
308/25 Oxford St NORTH MELBOURNE 3051	\$650,000.00	6/02/2026
107/950 Swanston St CARLTON 3053	\$630,000.00	14/01/2026
804/111 Canning St NORTH MELBOURNE 3051	\$650,000.00	12/12/2025

This Statement of Information was prepared on:

Thursday 26th February 2026