

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

401/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

705/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$660,000	30-Aug-25
1205/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$625,000	31-Dec-25
301/35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$662,000	22-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 14 May 2026



705/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

 2
  2
  1

Sold Price **\$660,000** Sold Date **30-Aug-25**

Distance **0km**



1205/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

 2
  2
  1

Sold Price **\$625,000** Sold Date **31-Dec-25**

Distance **0.02km**



301/35 ARDEN STREET NORTH MELBOURNE VIC 3051

 2
  1
  1

Sold Price **\$662,000** Sold Date **22-Jan-26**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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