

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

405/93 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

\$530,000

&

\$580,000

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

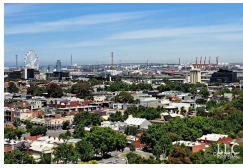
Date of sale

1205/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$625,000	31-Dec-25
208/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$570,000	04-Feb-26
1509/160 VICTORIA STREET CARLTON VIC 3053	\$615,000	27-Mar-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: 15 May 2026



**1205/93 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

 2  2  1

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

Distance **0km**



**208/111 CANNING STREET NORTH
MELBOURNE VIC 3051**

 2  2  -

Sold Price **\$570,000** Sold Date **04-Feb-26**

Distance **1.1km**



**1509/160 VICTORIA STREET
CARLTON VIC 3053**

 2  2  -

Sold Price **\$615,000** Sold Date **27-Mar-26**

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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