

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

5/55 Dover Street, Flemington Vic 3031

Indicative selling price

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

Range between \$520,000 & \$560,000

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	4/64 Dover St FLEMINGTON 3031	\$565,000	08/04/2026
2	16/60 Farnham St FLEMINGTON 3031	\$540,000	03/02/2026
3	3/14 Athol St MOONEE PONDS 3039	\$600,000	04/12/2025

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:

20/04/2026 15:39



Property Type: Apartment

Agent Comments

Large ground floor apartment with small outdoor area.

Comparable Properties



4/64 Dover St FLEMINGTON 3031 (REI)



Agent Comments

Comparable accommodation, location.

Price: \$565,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment



16/60 Farnham St FLEMINGTON 3031 (REI/VG)



Agent Comments

Comparable accommodation, location.

Price: \$540,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment



3/14 Athol St MOONEE PONDS 3039 (REI/VG)



Agent Comments

Comparable accommodation and style of block.

Price: \$600,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Unit