

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

6/11 Chatham Street, Flemington Vic 3031

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$442,000

Property Type

Unit

Suburb

Flemington

Period - From

01/01/2025

to

31/12/2025

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	3/188 Mt Alexander Rd TRAVANCORE 3032	\$425,000	05/02/2026
2	11/119 Wellington St FLEMINGTON 3031	\$435,000	04/02/2026
3	7/182 Mt Alexander Rd TRAVANCORE 3032	\$521,000	19/01/2026

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:

26/02/2026 10:39



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Fully renovated, top floor apartment full of natural light with lock up garage on a tree lined street.

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending December 2025: \$442,000

Comparable Properties



3/188 Mt Alexander Rd TRAVANCORE 3032 (REI)

2 1 1

Price: \$425,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment

Agent Comments

Comparable location, accommodation and style of apartment complex



11/119 Wellington St FLEMINGTON 3031 (REI)

2 1 1

Price: \$435,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment

Agent Comments

Comparable location, accommodation and style of apartment complex



7/182 Mt Alexander Rd TRAVANCORE 3032 (REI)

2 1 2

Price: \$521,000

Method: Sold Before Auction

Date: 19/01/2026

Property Type: Apartment

Agent Comments

Comparable location, accommodation and style of apartment complex