

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

7/121 Wellington Street, Flemington Vic 3031

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$502,221 Property Type Unit Suburb Flemington

Period - From 09/04/2025 to 08/04/2026 Source Property Data

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	7/182 Mt Alexander Rd TRAVANCORE 3032	\$521,000	19/01/2026
2	6/5-7 Mooltan St TRAVANCORE 3032	\$525,000	25/11/2025
3	3/7 Rankins Rd KENSINGTON 3031	\$508,000	20/11/2025

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:

09/04/2026 13:03

Adam Hicks

8378 0500

0438 066 259

adamhicks@jellisrcraig.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

09/04/2025 - 08/04/2026: \$502,221



2 1 1

Property Type: Apartment

Agent Comments

Two bedroom apartment, one bathroom and one carspace

Comparable Properties



7/182 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2 1 2

Price: \$521,000

Method: Sold Before Auction

Date: 19/01/2026

Property Type: Apartment

Agent Comments

Similar accommodation and internal condition.



6/5-7 Mooltan St TRAVANCORE 3032 (REI)

2 1 1

Price: \$525,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

Agent Comments

Similar accommodation and internal condition.



3/7 Rankins Rd KENSINGTON 3031 (VG)

2 - -

Price: \$508,000

Method: Sale

Date: 20/11/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar accommodation and internal condition.