

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

906/93 Flemington Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$595,000 Property Type Unit Suburb North Melbourne

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	501/33 Blackwood St NORTH MELBOURNE 3051	\$350,000	06/04/2026
2	117/9 Dryburgh St WEST MELBOURNE 3003	\$370,000	24/03/2026
3	G3/93 Flemington Rd NORTH MELBOURNE 3051	\$380,000	12/02/2026

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:

21/05/2026 15:55



 1  1 

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 54 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
Year ending March 2026: \$595,000

Comparable Properties

501/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

 1  1  -

Price: \$350,000
Method: Private Sale
Date: 06/04/2026
Property Type: Apartment

117/9 Dryburgh St WEST MELBOURNE 3003 (VG)

Agent Comments

 1  -  -

Price: \$370,000
Method: Sale
Date: 24/03/2026
Property Type: Flat/Unit/Apartment (Res)

G3/93 Flemington Rd NORTH MELBOURNE 3051 (VG)

Agent Comments

 1  -  -

Price: \$380,000
Method: Sale
Date: 12/02/2026
Property Type: Flat/Unit/Apartment (Res)