

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

910/93 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2025

to

30 Sep 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

16/92-102 THE AVENUE PARKVILLE VIC 3052	\$695,000	26-Sep-26
403/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$650,000	19-Jul-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: 07 October 2026

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16/92-102 THE AVENUE PARKVILLE VIC 3052

2 1 1

Sold Price

^{RS}

\$695,000

Sold Date

26-Sep-26

Distance

1.46km



403/111 CANNING STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price

\$650,000

Sold Date

19-Jul-26

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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