

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

1401/538 Epsom Road, Flemington VIC 3031

Indicative selling price

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

Range between

\$4,950,000

&

\$5,445,000

Median sale price

Median price

\$408,000

Property Type

Unit

Suburb

Flemington

Period - From

23/01/2026

to

22/07/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

- 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.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on:

23/07/2026