

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

68 DOVER STREET FLEMINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Flemington

Period-from

01 Mar 2025

to

28 Feb 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

165 EPSOM ROAD FLEMINGTON VIC 3031	\$2,115,000	29-Oct-25
24 BRIXTON STREET FLEMINGTON VIC 3031	\$1,965,000	30-Sep-25
1 FARNHAM STREET FLEMINGTON VIC 3031	\$2,475,000	15-Sep-25

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: 21 March 2026


**165 EPSOM ROAD FLEMINGTON
VIC 3031**

Sold Price

\$2,115,000

Sold Date

29-Oct-25
 5
  3
  2

Distance

0.52km

**24 BRIXTON STREET FLEMINGTON
VIC 3031**

Sold Price

\$1,965,000

Sold Date

30-Sep-25
 3
  1
  3

Distance

0.46km

**1 FARNHAM STREET FLEMINGTON
VIC 3031**

Sold Price

\$2,475,000

Sold Date

15-Sep-25
 4
  2
  2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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