

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

5/37 FARNHAM 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

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

2/78 ORMOND ROAD ASCOT VALE VIC 3032	\$772,000	21-Jun-25
3/80 ORMOND ROAD ASCOT VALE VIC 3032	\$785,000	01-Sep-25
6/465 MACAULAY ROAD KENSINGTON VIC 3031	\$765,000	17-Apr-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: 20 March 2026



2/78 ORMOND ROAD ASCOT VALE VIC 3032 Sold Price

\$772,000 Sold Date **21-Jun-25**

 2  1  1

Distance **1.01km**



3/80 ORMOND ROAD ASCOT VALE VIC 3032 Sold Price

\$785,000 Sold Date **01-Sep-25**

 2  1  1

Distance **1.01km**



6/465 MACAULAY ROAD KENSINGTON VIC 3031 Sold Price

\$765,000 Sold Date **17-Apr-25**

 2  1  1

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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