

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11/106 ASCOT VALE ROAD, FLEMINGTON, VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$290,000

&

\$310,000

### Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

FLEMINGTON

Period - From

01 Jun 2025

to

31 May 2026

Source

Cotality

### Comparable property sales

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

9/106-110 ASCOT VALE ROAD FLEMINGTON VIC 3031

\$285,000

06-Mar-26

219/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

\$290,000

04-Jan-26

11/12-14 FARNHAM COURT FLEMINGTON VIC 3031

\$337,500

29-Jan-26

This Statement of Information was prepared on: 10/06/2026