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	17 Clarence Street, Flemington Vic 3031

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $1,195,000 Property Type House Suburb Flemington

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 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
1	48 Princes St FLEMINGTON 3031	$700,000	18/02/2026
2	18 Station Av ASCOT VALE 3032	$790,000	10/02/2026
3	46 Ascot Vale Rd FLEMINGTON 3031	$810,000	11/12/2025

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 six months.~~

This Statement of Information was prepared on: 04/03/2026 13:17

17 Clarence Street, Flemington Vic 3031

JellisCraig

Jerome Feery
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2 1 0

Property Type: House

Agent Comments

Semi detached Victorian with courtyard

Indicative Selling Price
$740,000 - $790,000
Median House Price
Year ending December 2025: $1,195,000

Comparable Properties



48 Princes St FLEMINGTON 3031 (REI)

2 1 -

Price: $700,000
Method: Private Sale
Date: 18/02/2026
Property Type: House

Agent Comments

Completely original home on superior land.



18 Station Av ASCOT VALE 3032 (REI)

2 1 -

Price: $790,000
Method: Private Sale
Date: 10/02/2026
Property Type: House
Land Size: 152 sqm approx

Agent Comments

Completely original home on superior land



46 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $810,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 190 sqm approx

Agent Comments

Similar proximity. Inferior location on superior land.

REIV THE DIFFERENCE

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