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	122 Shields Street, Flemington Vic 3031

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	45 Robertson St KENSINGTON 3031	$1,320,000	28/02/2026
2	11 Pattison St MOONEE PONDS 3039	$1,470,000	12/12/2025
3	10 George St FLEMINGTON 3031	$1,335,000	24/09/2025

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: 03/03/2026 11:41

122 Shields Street, Flemington Vic 3031

JellisCraig

Simon Mason
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4 2 2

Property Type: House

Agent Comments

Post war brick veneer construction, updated throughout offering 4 bedrooms, 2 bathrooms, multiple living zones, rear deck and side drive.

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2025: $1,195,000

Comparable Properties



45 Robertson St KENSINGTON 3031 (REI)

3 2 2

Price: $1,320,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

Comparable location, lacking extra bedroom



11 Pattison St MOONEE PONDS 3039 (REI)

4 2 1

Price: $1,470,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)

Agent Comments

Comparable bedrooms and layout



10 George St FLEMINGTON 3031 (REI)

3 1 4

Price: $1,335,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments

Comparable land size and location.

REIV THE DIFFERENCE | propertydata.com.au

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