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	7 Marwick 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 $1,165,000 Property Type House Suburb Flemington

Period - From 01/04/2025 to 31/03/2026 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	49 Princes St FLEMINGTON 3031	$1,400,000	24/03/2026
2	67 Collett St KENSINGTON 3031	$1,370,000	23/03/2026
3	19 Farnham St FLEMINGTON 3031	$1,400,000	13/02/2026

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: 07/05/2026 11:32

7 Marwick Street, Flemington Vic 3031

JellisCraig

Simon Mason
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3 1 1

Property Type: House
Land Size: 266 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending March 2026: $1,165,000

Agent Comments

Updated 3 bedroom home in a great pocket of Flemington

Comparable Properties



49 Princes St FLEMINGTON 3031 (REI)

3 1 1

Price: $1,400,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 423 sqm approx

Agent Comments

Comparable accommodation and location.



67 Collett St KENSINGTON 3031 (REI)

3 1 -

Price: $1,370,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments

Comparable accommodation and location.



19 Farnham St FLEMINGTON 3031 (REI)

3 1 -

Price: $1,400,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Comparable accommodation and location.

REIV THE DIFFERENCE

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