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	2 Marshall Street, Flemington Vic 3031

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,120,000 Property Type House Suburb Flemington

Period - From 01/04/2025 to 30/06/2025 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	2 Farnham St FLEMINGTON 3031	$960,000	31/03/2025
2	1 John St FLEMINGTON 3031	$910,000	14/03/2025
3	76 Princes St FLEMINGTON 3031	$950,000	19/02/2025

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: 13/08/2025 09:38

2 Marshall Street, Flemington Vic 3031

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
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2 1 1

Rooms: 5
Property Type: House
Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
June quarter 2025: $1,120,000

Comparable Properties



2 Farnham St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $960,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: House (Res)
Land Size: 244 sqm approx

Agent Comments



1 John St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $910,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 125 sqm approx

Agent Comments



76 Princes St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $950,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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