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 John Street, Flemington Vic 3031

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,110,000 Property Type House Suburb Flemington

Period - From 01/07/2024 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	143 Victoria St FLEMINGTON 3031	$1,070,000	08/08/2025
2	150 Ascot Vale Rd FLEMINGTON 3031	$1,010,000	11/07/2025
3	10 Ayr St ASCOT VALE 3032	$1,080,000	27/06/2025

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: 19/08/2025 15:38

2 John Street, Flemington Vic 3031

JellisCraig

Simon Mason
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3 1 1

Property Type: House

Agent Comments

3 Bedroom, 1 Bathroom home.

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $1,110,000

Comparable Properties



143 Victoria St FLEMINGTON 3031 (REI)

3 1 1

Price: $1,070,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 323 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, superior land, similar parking.



150 Ascot Vale Rd FLEMINGTON 3031 (REI)

3 1 1

Price: $1,010,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Inferior location, single front, similar accommodation, similar interior, superior land, similar parking



10 Ayr St ASCOT VALE 3032 (REI/VG)

3 1 -

Price: $1,080,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 230 sqm approx

Agent Comments

Comparable location, single front, similar accommodation, inferior interior, inferior land, inferior parking.

REIV THE DIFFERENCE | propertydata.com.au

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