

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

Single price \$1,500,000

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	15 Wisewould St FLEMINGTON 3031	\$1,526,000	28/02/2026
2	22 Bangalore St KENSINGTON 3031	\$1,405,000	13/02/2026
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:

14/03/2026 13:05

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Indicative Selling Price

\$1,500,000

Median House Price

Year ending December 2025: \$1,195,000



3 1 1

Property Type: House

Land Size: 266 sqm approx

Agent Comments

Double fronted period home.

Comparable Properties



15 Wisewould St FLEMINGTON 3031 (REI)

3 2 -

Price: \$1,526,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Agent Comments

Comparable location and accommodation



22 Bangalore St KENSINGTON 3031 (REI)

3 2 1

Price: \$1,405,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)

Agent Comments

Comparable location and accommodation



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 location and accommodation

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555