

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 \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Flemington

Period - From 01/10/2025 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	19 Farnham St FLEMINGTON 3031	\$1,400,000	13/02/2026
2	43 Henry St KENSINGTON 3031	\$1,350,000	06/02/2026
3	18 Duncan St FLEMINGTON 3031	\$1,580,500	27/11/2025

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:

17/02/2026 20:46

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,085,000



 3  1  1

Property Type: House

Land Size: 266 sqm approx

Agent Comments

Updated family home in premium location.

Comparable Properties



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 land and location, inferior condition



43 Henry St KENSINGTON 3031 (REI)

 3  1  1

Price: \$1,350,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: House

Agent Comments

Comparable



18 Duncan St FLEMINGTON 3031 (REI)

 3  1  2

Price: \$1,580,500

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 386 sqm approx

Agent Comments

Inferior position, Superior landsize with an extra carpark

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