

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

17 Clarence Street, Flemington Vic 3031

Indicative selling price

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

Range between \$790,000 & \$850,000

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	46 Ascot Vale Rd FLEMINGTON 3031	\$810,000	11/12/2025
2	3 Hopetoun St KENSINGTON 3031	\$823,000	18/10/2025
3	133 Kent St FLEMINGTON 3031	\$850,000	12/09/2025

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:

04/02/2026 13:01



2 1 0

Property Type: House (Res)

Land Size: 120 sqm approx

Agent Comments

Semi detached Victorian with courtyard.

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

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

Comparable Properties



46 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 1 -

Price: \$810,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Agent Comments

Comparable accommodation. Larger land size. Inferior location.



3 Hopetoun St KENSINGTON 3031 (REI/VG)

2 1 1

Price: \$823,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 141 sqm approx

Agent Comments

Completely original and in poor condition. Superior land with parking via ROW.



133 Kent St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: \$850,000

Method: Private Sale

Date: 12/09/2025

Property Type: House (Res)

Land Size: 154 sqm approx

Agent Comments

Comparable accommodation. Larger land. Inferior location.