

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

48 Shields Street, Flemington Vic 3031

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,160,000

Property Type House

Suburb Flemington

Period - From 01/07/2025

to

30/06/2026

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	54 Rankins Rd KENSINGTON 3031	\$2,035,000	03/08/2026
2	116-118 Shields St FLEMINGTON 3031	\$1,847,500	30/06/2026
3	99a Lothian St NORTH MELBOURNE 3051	\$1,835,000	27/04/2026

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:

14/09/2026 16:36



Property Type: House (Res)

Land Size: 153 sqm approx

Agent Comments

Architecturally renovated 4-5 bedroom home in prime location with ROW access

Comparable Properties



54 Rankins Rd KENSINGTON 3031 (REI)



Price: \$2,035,000

Method: Sold Before Auction

Date: 03/08/2026

Property Type: House (Res)

Agent Comments

Comparable location and accommodation. Older home with renovations throughout. Larger land.



116-118 Shields St FLEMINGTON 3031 (REI)



Price: \$1,847,500

Method: Private Sale

Date: 30/06/2026

Property Type: House (Res)

Agent Comments

Comparable accommodation and location (same street). Larger land.



99a Lothian St NORTH MELBOURNE 3051 (REI)



Price: \$1,835,000

Method: Private Sale

Date: 27/04/2026

Property Type: House (Res)

Agent Comments

Comparable accommodation. Newer build. Less period charm.