



Flemington

# Suburb Report



Your connection to property insights



JellisCraig

FLEMINGTON SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.16m

Quarterly price change

-0.42% ↓

Median unit price<sup>1</sup>

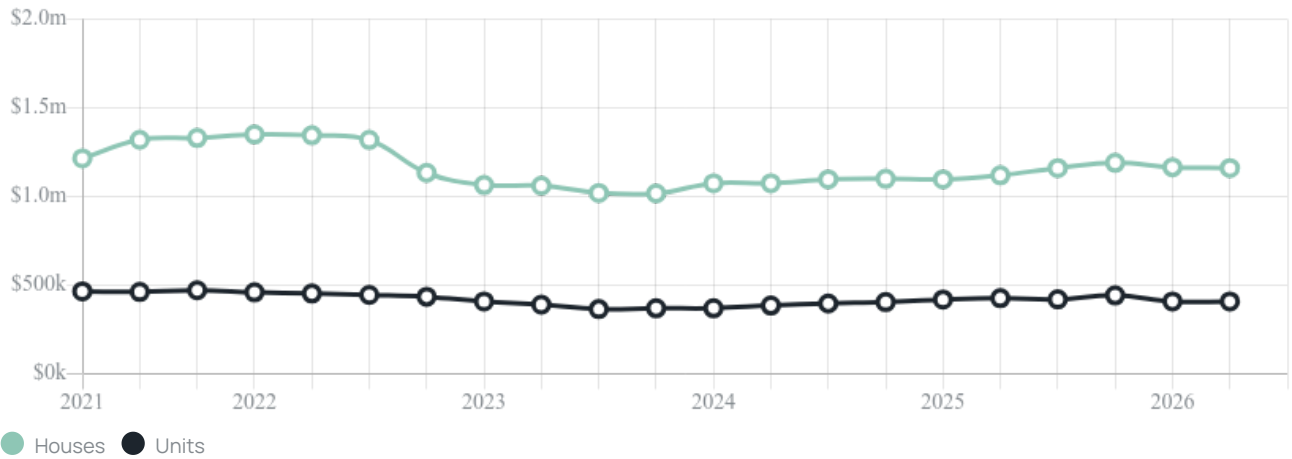
Median

\$408k

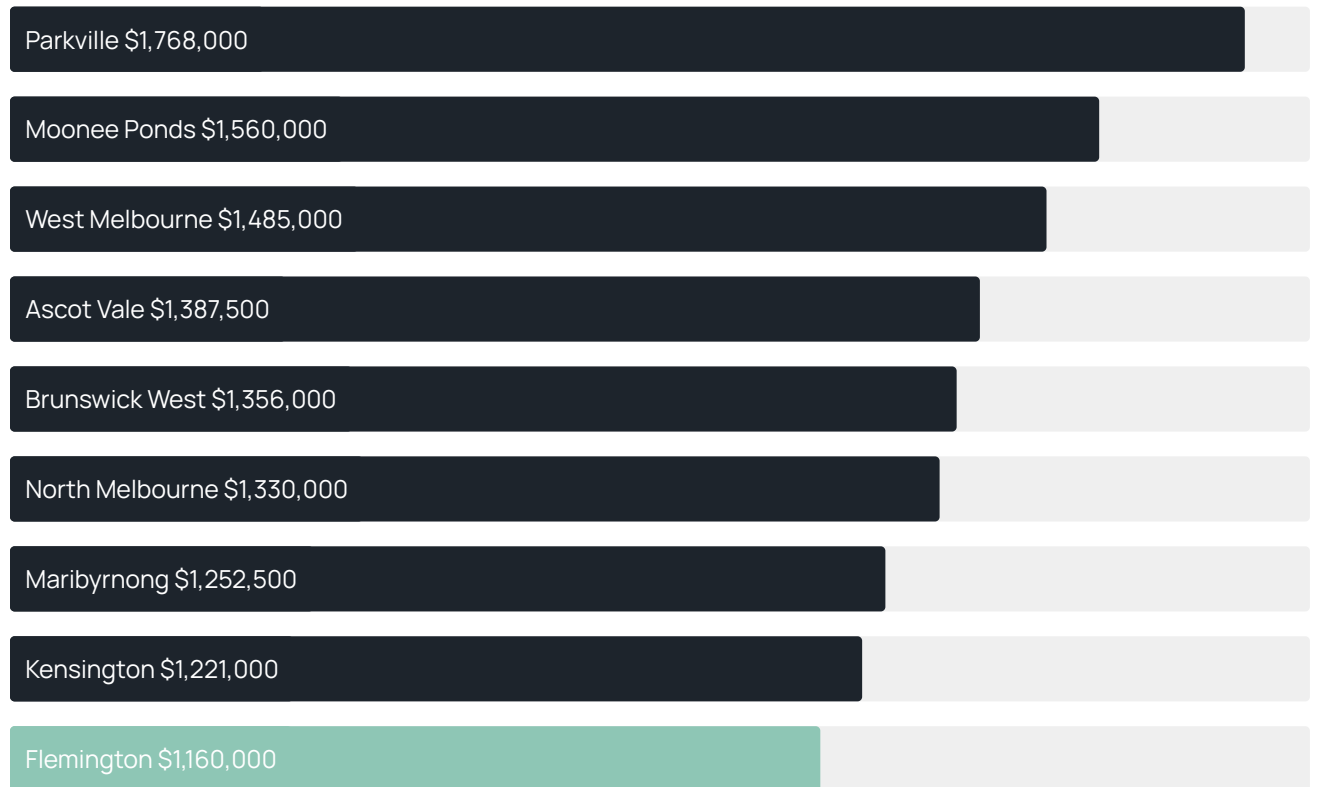
Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



## FLEMINGTON SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 24%  
● Private 76%

Auction clearance rate<sup>3</sup>

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**78.57%**Median days on market<sup>3</sup>

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**36 days**Jellis Craig average inspection attendance per listing<sup>4</sup>

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**36 groups**Average hold period<sup>1</sup>

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**8.8 years**Dwelling type<sup>5</sup>

● Houses 22% ● Units 78%

Ownership<sup>5</sup>

● Owned outright 16% ● Mortgaged 24% ● Rented 59%

Population<sup>5</sup>

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**7,025**Median asking rent<sup>1</sup>

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**\$650 per week**Population growth<sup>5</sup>

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**-8.99%**Rental yield<sup>1</sup>

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**3.09%**Median age<sup>5</sup>

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**34 years**Median household size<sup>5</sup>

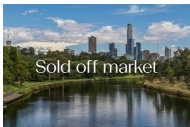
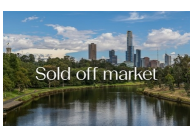
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**2 people**

## FLEMINGTON SUBURB REPORT

### Recent Flemington sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburb-reports](https://jellisraig.com.au/suburb-reports)

| Address                                                                                                                                | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  18/47 Dover St<br>Flemington                         | 2        | Apartment | \$430,000   | 15 Jul 2026 |
|  507A/72 Ascot<br>Vale Rd<br>Flemington               | 2        | Apartment | \$600,000   | 15 Jul 2026 |
|  1/57 Dover St<br>FLEMINGTON<br>Sold off market       | 2        | Apartment | \$532,500   | 06 Jul 2026 |
|  2/55 Dover St<br>Flemington                         | 2        | Apartment | \$540,000   | 04 Jul 2026 |
|  2202/1 Ascot Vale<br>Rd<br>Flemington              | 2        | Apartment | \$510,000   | 02 Jul 2026 |
|  5/6 Chatham St<br>Flemington<br>Sold               | 1        | Apartment | \$300,000   | 02 Jul 2026 |
|  10/84 Dover St<br>Flemington                       | 1        | Apartment | \$350,000   | 18 Jun 2026 |
|  3 Dover St<br>Flemington                           | 3        | House     | \$1,240,000 | 18 Jun 2026 |
|  22/22-28<br>Canterbury St<br>Flemington            | 1        | Apartment | \$200,000   | 17 Jun 2026 |
|  11/84-88 Dover St<br>Flemington<br>Sold off market | 1        | Apartment | \$345,000   | 16 Jun 2026 |

## FLEMINGTON SUBURB REPORT

| Address                                                                                                                         | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  40 Shields St<br>Flemington                   | 3        | House     | \$1,085,000 | 13 Jun 2026 |
|  Sold 7/600 Epsom Rd<br>FLEMINGTON             | 3        | Apartment | \$570,000   | 12 Jun 2026 |
|  Sold 9/600 Epsom Rd<br>Flemington             | 2        | Apartment | \$530,000   | 12 Jun 2026 |
|  5/132 Princes St<br>Flemington                | 2        | Apartment | \$560,000   | 12 Jun 2026 |
|  Sold 8/600 Epsom Rd<br>Flemington            | 2        | Apartment | \$530,000   | 12 Jun 2026 |
|  Sold 123/200<br>Smithfield Rd<br>Flemington | 3        | Apartment | \$560,000   | 12 Jun 2026 |
|  Sold 32/600 Epsom Rd<br>FLEMINGTON          | 2        | Apartment | \$530,000   | 11 Jun 2026 |
|  Sold 26/600 Epsom Rd<br>FLEMINGTON          | 2        | Apartment | \$530,000   | 11 Jun 2026 |
|  Sold 45/600 Epsom Rd<br>Flemington          | 2        | Apartment | \$530,000   | 11 Jun 2026 |
|  Sold 5/600 Epsom Rd<br>Flemington           | 2        | Apartment | \$530,000   | 11 Jun 2026 |

## FLEMINGTON SUBURB REPORT

| Address                                                                                                               | Bedrooms | Type             | Price       | Sold        |
|-----------------------------------------------------------------------------------------------------------------------|----------|------------------|-------------|-------------|
|  31/600 Epsom Rd<br>Flemington       | 3        | Apartment        | \$570,000   | 11 Jun 2026 |
|  24/600 Epsom Rd<br>Flemington       | 2        | Apartment        | \$530,000   | 11 Jun 2026 |
|  36/600 Epsom Rd<br>Flemington       | 2        | Apartment        | \$530,000   | 10 Jun 2026 |
|  5/30 Finsbury St<br>Flemington      | 2        | Apartment        | \$590,000   | 06 Jun 2026 |
|  98 Shields St<br>FLEMINGTON        | 2        | House            | \$875,000   | 04 Jun 2026 |
|  11/51-53 Bignell St<br>Flemington | 2        | Apartment        | \$526,000   | 03 Jun 2026 |
|  720/526 Epsom<br>Rd<br>Flemington | 2        | Strata Unit/Flat | \$1,199,000 | 28 May 2026 |
|  602/538 Epsom<br>Rd<br>Flemington | 2        | Strata Unit/Flat | \$1,215,000 | 28 May 2026 |
|  109 Crown St<br>Flemington        | 4        | House            | \$1,225,000 | 28 May 2026 |
|  7 Marwick St<br>FLEMINGTON        | 3        | House            | \$1,350,000 | 28 May 2026 |



**Jellis Craig Kensington**  
291 Racecourse Road, Kensington  
03 8378 0500

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/08/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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