



Flemington

Suburb Report



Your connection to property insights



JellisCraig

FLEMINGTON SUBURB REPORT

Median house price¹

Median

\$1.20m

Quarterly price change

3.01% ↑

Median unit price¹

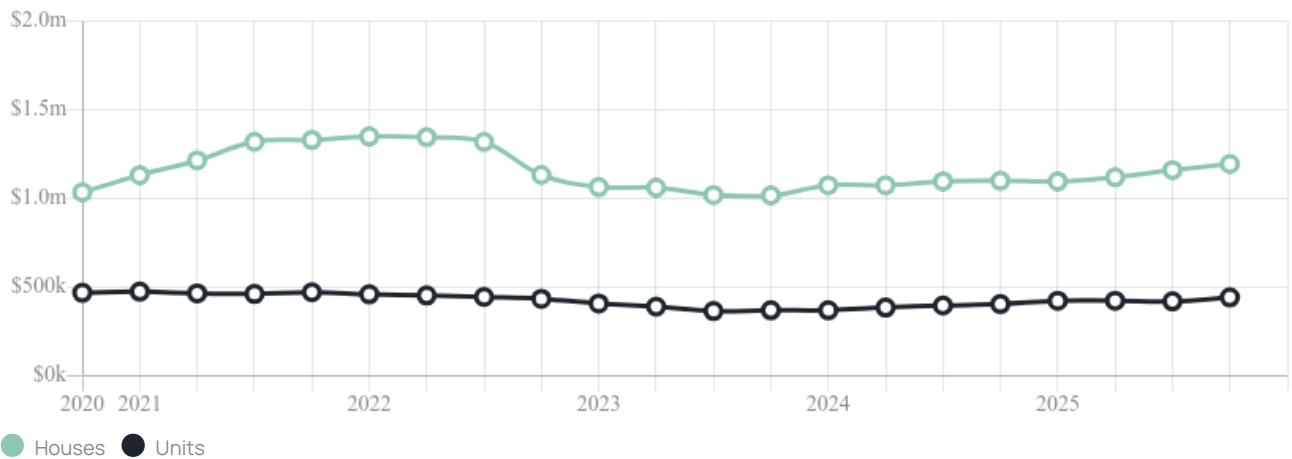
Median

\$442k

Quarterly price change

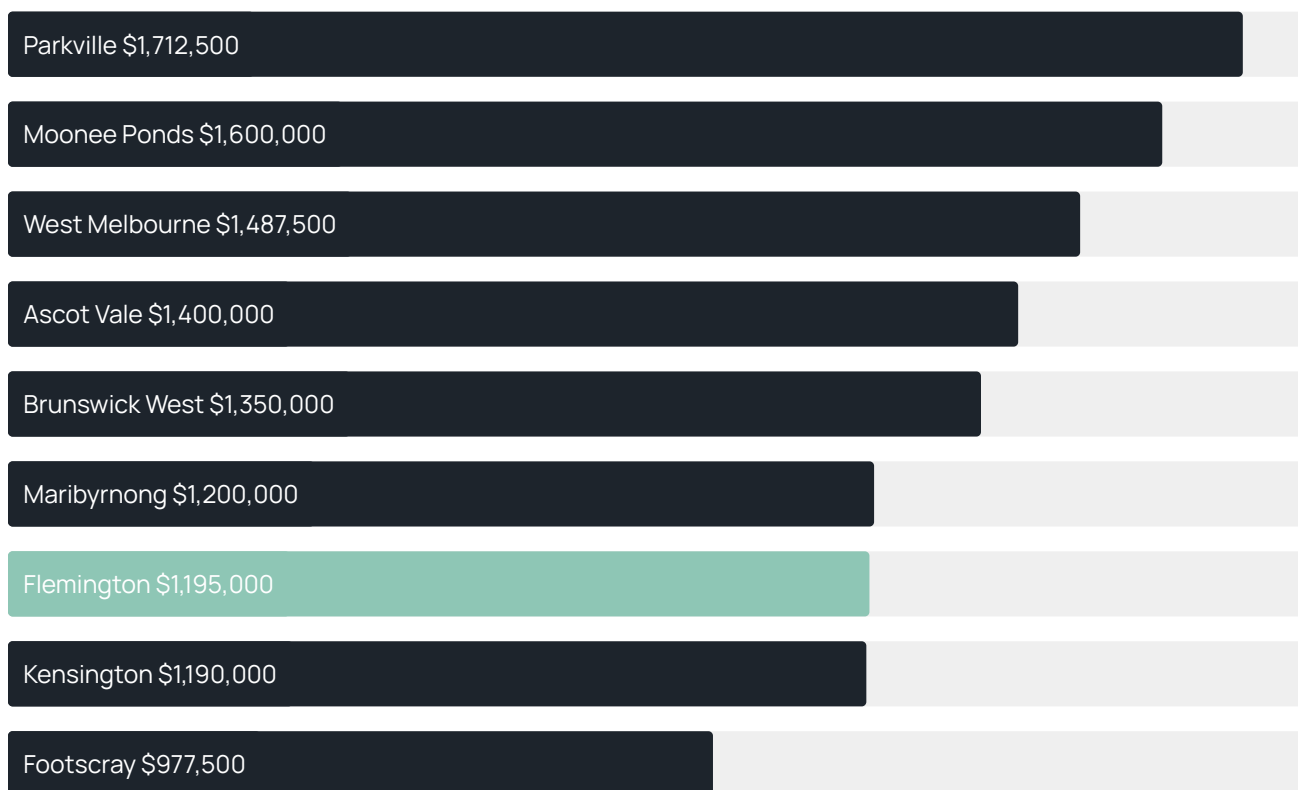
5.23% ↑

Quarterly price change¹



FLEMINGTON SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 31%
● Private 69%

Auction clearance rate³

84.62%

Median days on market³

27 days

Jellis Craig average inspection attendance per listing⁴

27 groups

Average hold period¹

8.8 years

Dwelling type⁵

● Houses 22% ● Units 78%

Ownership⁵

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

Population⁵

7,025

Median asking rent¹

\$640 per week

Population growth⁵

-8.99%

Rental yield¹

3.09%

Median age⁵

34 years











Median household size⁵

2 people







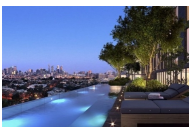



FLEMINGTON SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 105 Shields St Flemington	2	House	\$992,000	23 Jan 2026
 46 Princes St Flemington	3	House	\$760,000	22 Jan 2026
 12/49 Farnham St Flemington	1	Apartment	\$260,000	16 Jan 2026
 24 Bryant St Flemington	2	House	\$1,255,000	20 Dec 2025
 906/1 Ascot Vale Rd Flemington	1	Apartment	\$380,000	20 Dec 2025
 5 Gance St Flemington	2	House	\$1,050,000	20 Dec 2025
 517/1 Ascot Vale Rd Flemington	1	Apartment	\$385,000	18 Dec 2025
 41/600 Epsom Rd Flemington	2	Flat/Unit/Apartment	\$529,250	17 Dec 2025
 12 Lewis St Flemington	2	House	\$901,000	13 Dec 2025
 2205/1 Ascot Vale Rd Flemington	2	Apartment	\$508,080	12 Dec 2025

FLEMINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/22-28 Canterbury St FLEMINGTON	1	Unit	\$170,000	12 Dec 2025
 1305/1 Ascot Vale Rd Flemington	1	Flat/Unit/Apartment	\$360,000	11 Dec 2025
 718/1 Ascot Vale Rd Flemington	2	Apartment	\$527,500	09 Dec 2025
 912/526 Epsom Rd Flemington	2	Strata Unit/Flat	\$1,485,000	03 Dec 2025
 322/526 Epsom Rd Flemington	2	Strata Unit/Flat	\$854,900	01 Dec 2025
 625/538 Epsom Rd Flemington	2	Strata Unit/Flat	\$759,900	01 Dec 2025
 1518/1 Ascot Vale Rd Flemington	2	Apartment	\$557,000	30 Nov 2025
 18 Finsbury St Flemington	2	House	\$1,120,000	29 Nov 2025
 13/300 Racecourse Rd Flemington	1	Apartment	\$455,000	27 Nov 2025
 18 Duncan St Flemington	3	House	\$1,580,500	27 Nov 2025

FLEMINGTON SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 616/526 Epsom Rd Flemington	3	Strata Unit/Flat	\$1,475,000	25 Nov 2025
 910/538 Epsom Rd Flemington	2	Strata Unit/Flat	\$794,900	25 Nov 2025
 1008/538 Epsom Rd Flemington	2	Strata Unit/Flat	\$797,500	25 Nov 2025
 43/600 Epsom Rd FLEMINGTON	2	Flat/Unit/Apartment	\$405,000	24 Nov 2025
 31/22-28 Canterbury St Flemington	1	Apartment	\$170,000	19 Nov 2025
 155 Wellington St Flemington	2	House	\$950,000	15 Nov 2025
 6/63 Farnham St Flemington	2	Townhouse	\$1,010,000	15 Nov 2025
 77 Farnham St Flemington	3	House	\$1,541,000	13 Nov 2025
 1516/1 Ascot Vale Rd Flemington	1	House	\$370,000	11 Nov 2025
 28 Church St Flemington	2	House	\$905,000	11 Nov 2025



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.

Data is current as of PDF generation date 01/02/2026

- 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

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.