



Flemington

Suburb Report



Your connection to property insights



JellisCraig

FLEMINGTON SUBURB REPORT

Median house price¹

Median

\$1.14m

Quarterly price change

3.17% ↑

Median unit price¹

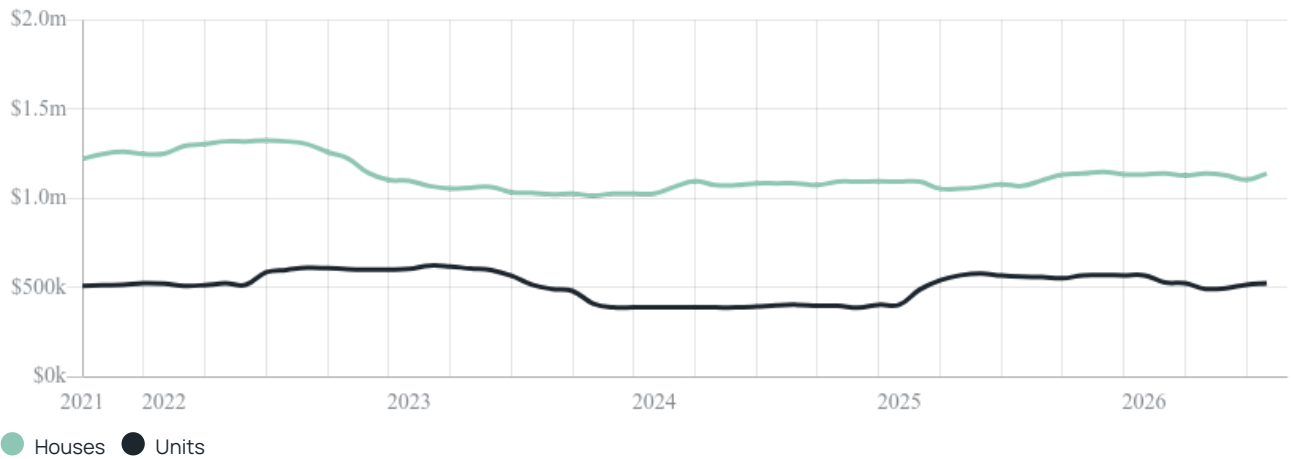
Median

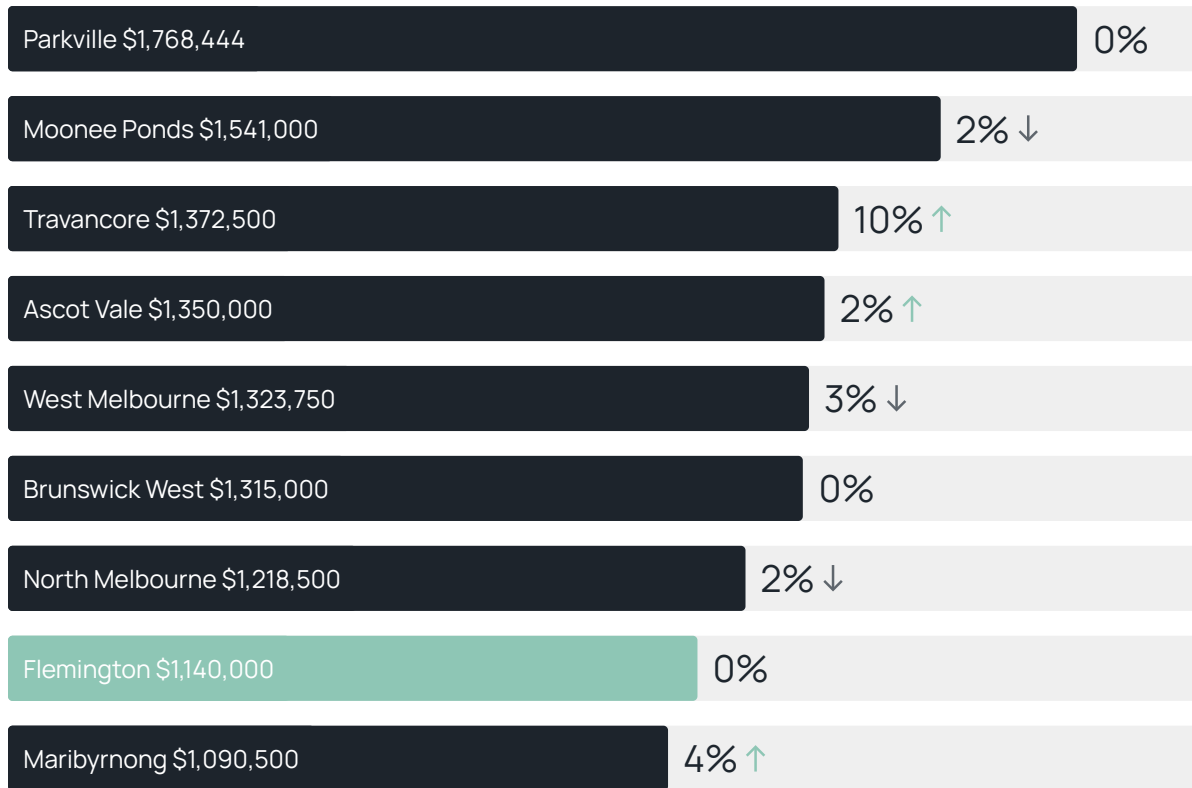
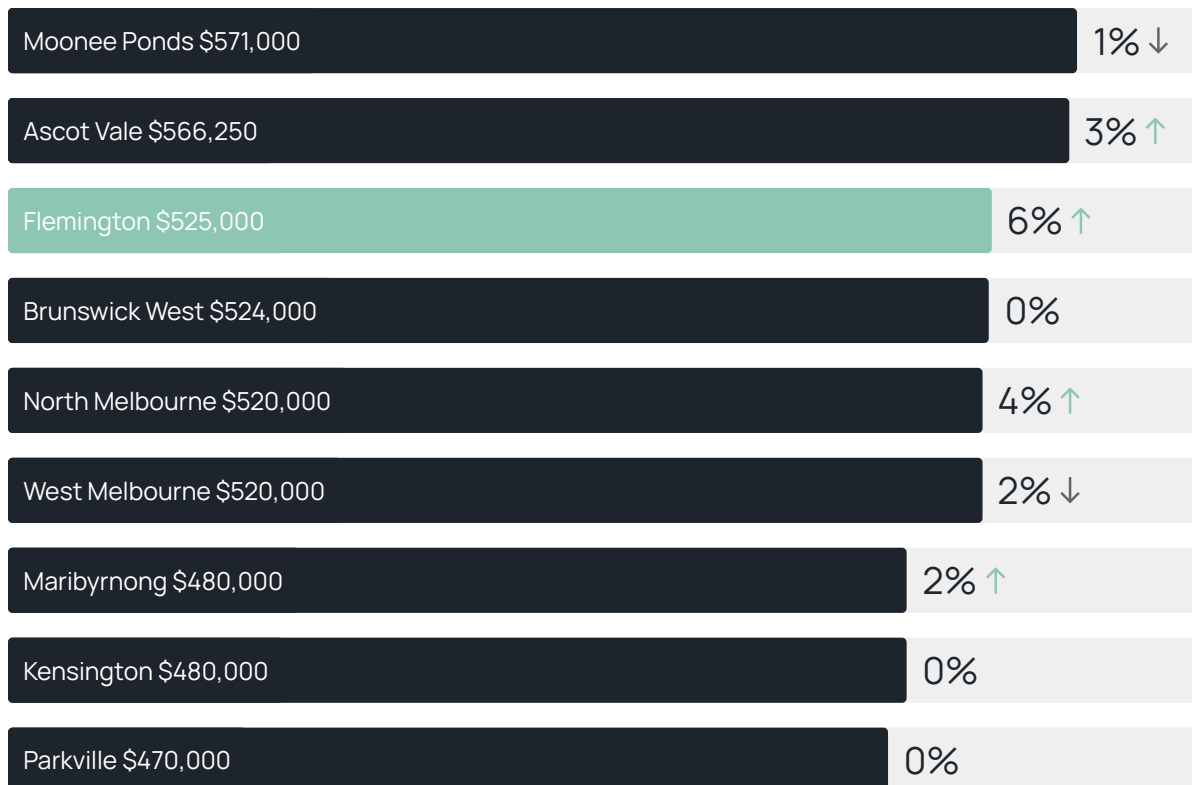
\$525k

Quarterly price change

1.45% ↑

Flemington quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 25%
● Private 75%

Auction clearance rate³

43.75%

Median days on market³

House

Unit

27 days

32 days

Jellis Craig average inspection attendance per listing⁴

23 groups

Average hold period¹

House

Unit

15.4 years

10.9 years

Dwelling type⁵

● Houses 28% ● Units 72%

Ownership⁵

● Owned outright 15% ● Mortgaged 23% ● Rented 62%

Population⁵

7,025

Median asking rent per week¹

Unit

\$695

\$520

Population growth⁵

-8.99%

Rental yield¹

House

Unit

3.42%

6.63%

Median age⁵

34 years

Median household size⁵

2.0 people

Recent Flemington sales²

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
 26 Eltham Street Flemington	5	House	\$2,600,000	22 Aug 2026
 36 Wisewould Street Flemington	2	Townhouse	\$968,000	21 Aug 2026
 314/1 Ascot Vale Road Flemington	2	Apartment	\$450,000	19 Aug 2026
 L202/538 Epsom Road Flemington	3	Apartment	Undisclosed	13 Aug 2026
 68 Dover Street Flemington	4	House	Undisclosed	10 Aug 2026
 118/1 Ascot Vale Road Flemington	1	Apartment	\$290,000	07 Aug 2026
 2/16 Bignell Street Flemington	1	Apartment	Undisclosed	03 Aug 2026
 3/2 New Market Way Flemington	2	Apartment	Undisclosed	31 Jul 2026
 5/31 Norwood Street Flemington	2	Unit	\$470,000	28 Jul 2026
 218/538 Epsom Road Flemington	3	Apartment	Undisclosed	27 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 65 Dover Street Flemington	2	House	\$821,000	22 Jul 2026
 1/55 Wellington Street Flemington	1	Apartment	\$460,000	22 Jul 2026
 109/538 Epsom Road Flemington	2	Apartment	Undisclosed	22 Jul 2026
 902/1 Ascot Vale Road Flemington	1	Apartment	\$389,000	21 Jul 2026
 507a/72 Ascot Vale Road Flemington	2	Apartment	\$600,000	15 Jul 2026
 18/47 Dover Street Flemington	2	Apartment	\$430,000	15 Jul 2026
 8/55 Dover Street Flemington	2	Unit	\$553,600	14 Jul 2026
 1/31 Norwood Street Flemington	2	Unit	\$480,000	08 Jul 2026
 6/6 Chatham Street Flemington	1	Apartment	\$310,000	07 Jul 2026
 2/55 Dover Street Flemington	2	Apartment	\$540,000	06 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 1/57 Dover Street Flemington	2	Apartment	\$532,500	06 Jul 2026
 2202/1 Ascot Vale Road Flemington	2	Apartment	\$510,000	02 Jul 2026
 116-118 Shields Street Flemington	4	House	Undisclosed	02 Jul 2026
 1015/538 Epsom Road Flemington	3	Apartment	\$2,600,000	02 Jul 2026
 5/6 Chatham Street Flemington	1	Apartment	\$300,000	02 Jul 2026
 L105/538 Epsom Road Flemington	2	Apartment	Undisclosed	30 Jun 2026
 2/37 Farnham Street Flemington	3	Townhouse	Undisclosed	26 Jun 2026
 10/84 Dover Street Flemington	1	Apartment	\$350,000	18 Jun 2026
 3 Dover Street Flemington	3	House	\$1,240,000	18 Jun 2026
 22/22-28 Canterbury Street Flemington	1	Apartment	\$200,000	17 Jun 2026



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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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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