

## 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

3/11 BIRCHWOOD STREET FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

3/12 SHIRLEY STREET FAWKNER VIC 3060	\$495,000	03-Apr-25
1/34 BUNGAY STREET FAWKNER VIC 3060	\$600,000	16-Dec-24
2/75 WILLIAM STREET FAWKNER VIC 3060	\$565,000	08-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 14 April 2025



**3/12 SHIRLEY STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

<sup>RS</sup> **\$495,000** Sold Date **03-Apr-25**

Distance **0.99km**



**1/34 BUNGAY STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

**\$600,000** Sold Date **16-Dec-24**

Distance **0.61km**



**2/75 WILLIAM STREET FAWKNER  
VIC 3060**

2 1 1

Sold Price

**\$565,000** Sold Date **08-Nov-24**

Distance **0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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