

## 280 McBryde Street, Fawkner Vic 3060



**3 Bed 1 Bath 2 Car**  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 532 sqm approx  
**Indicative Selling Price**  
 \$659,000  
**Median House Price**  
 20/02/2025 09:39

## Comparable Properties



### 12 Oliver Court, Fawkner 3060 (REI)

**3 Bed 1 Bath 4 Car**  
**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx  
**Agent Comments:** Similar location and style, same accommodation, superior land size, slightly better condition



### 9 Lindley Court, Thomastown 3074 (REI)

**3 Bed 1 Bath 4 Car**  
**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 27/01/2025  
**Property Type:** House  
**Land Size:** 542 sqm approx  
**Agent Comments:** Inferior location, similar land size and accommodation

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

280 McBryde Street, Fawkner Vic 3060
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### Comparable property sales

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
12 Oliver Court, FAWKNER 3060	\$670,000	08/02/2025
9 Lindley Court, THOMASTOWN 3074	\$660,000	27/01/2025

This Statement of Information was prepared on: