

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 55B Marlborough Street, Fawkner, VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$825,000 & \$865,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Fawkner (3060)
Period - From 01/07/2025 to 31/01/2025 Source Corelogic

Comparable property sales

A 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
55A MARLBOROUGH STREET, FAWKNER VIC 3060	\$865,000	12/10/2024
29 MARLBOROUGH STREET, FAWKNER VIC 3060	\$835,000	10/10/2024
56 HUDSON STREET, FAWKNER VIC 3060	\$860,000	09/11/2024

This Statement of Information was prepared on: 10/02/2025