

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

252 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,485,500

Property Type

House

Suburb

Fairfield

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 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
1	48 Wilmoth St THORNBURY 3071	\$1,455,000	14/12/2024
2	104 Kellett St NORTHCOTE 3070	\$1,500,000	10/10/2024
3			

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 six months.

This Statement of Information was prepared on:

21/02/2025 15:17



3 1 1

Property Type: House (Res)

Land Size: 495 sqm approx

Agent Comments

Comparable Properties



48 Wilmoth St THORNBURY 3071 (REI)

Agent Comments

3 2 1

Price: \$1,455,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)



104 Kellett St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Private Sale

Date: 10/10/2024

Property Type: House

Land Size: 446 sqm approx

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 six months.