

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

1/180 ANDERSON ROAD FAWKNER VIC 3060

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

3/46 LEDGER AVENUE FAWKNER VIC 3060

\$611,500

09-Aug-25

1/40 EDWARD STREET FAWKNER VIC 3060

\$615,000

19-Aug-25

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: 25 October 2025



**3/46 LEDGER AVENUE FAWKNER
VIC 3060**

Sold Price

\$611,500

Sold Date **09-Aug-25**

 3  1  1

Distance **1.49km**



**1/40 EDWARD STREET FAWKNER
VIC 3060**

Sold Price

\$615,000

Sold Date **19-Aug-25**

 3  1  2

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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