

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

1/272 RATHMINES STREET FAIRFIELD VIC 3078

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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,500

Property type

Unit

Suburb

Fairfield

Period-from

01 Nov 2024

to

31 Oct 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

184C GILLIES STREET FAIRFIELD VIC 3078	\$1,400,000	05-Aug-25
34 GORDON STREET FAIRFIELD VIC 3078	\$1,520,000	10-Jun-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: 18 November 2025


**184C GILLIES STREET FAIRFIELD
VIC 3078**

 3
  2
  1

Sold Price **\$1,400,000** Sold Date **05-Aug-25**

Distance **0.49km**


**34 GORDON STREET FAIRFIELD
VIC 3078**

 4
  2
  2

Sold Price **\$1,520,000** Sold Date **10-Jun-25**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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