

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

1/59 QUEENS PARADE 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jan 2025

to

31 Dec 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

1/3 JAMES STREET FAWKNER VIC 3060	\$760,000	22-Sep-25
2C MILLER STREET FAWKNER VIC 3060	\$800,000	18-Dec-25
2/21 SANDRA AVENUE FAWKNER VIC 3060	\$810,000	14-Nov-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: 16 January 2026



1/3 JAMES STREET FAWKNER VIC 3060

Sold Price

\$760,000

Sold Date

22-Sep-25

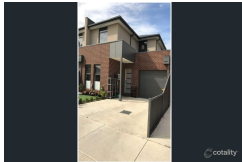
3

2

1

Distance

1.03km



2C MILLER STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$800,000**

Sold Date

18-Dec-25

4

2

1

Distance

1.39km



2/21 SANDRA AVENUE FAWKNER VIC 3060

Sold Price

\$810,000

Sold Date

14-Nov-25

4

2

2

Distance

2.66km

RS = Recent sale

UN = Undisclosed Sale

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