

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

11/42 GILLIES 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Sep 2024

to

31 Aug 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

13/223-225 WESTGARTH STREET NORTHCOTE VIC 3070	\$360,000	29-Jul-25
4/228 RATHMINES STREET FAIRFIELD VIC 3078	\$360,000	26-May-25
6/42 GILLIES STREET FAIRFIELD VIC 3078	\$440,000	23-Apr-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: 10 September 2025



**13/223-225 WESTGARTH STREET
NORTHCOTE VIC 3070**

Sold Price

^{RS}

\$360,000

Sold Date

29-Jul-25

1

1

1

Distance

0.54km



**4/228 RATHMINES STREET
FAIRFIELD VIC 3078**

Sold Price

\$360,000

Sold Date

26-May-25

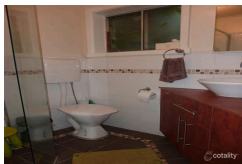
1

1

1

Distance

1.19km



**6/42 GILLIES STREET FAIRFIELD
VIC 3078**

Sold Price

\$440,000

Sold Date

23-Apr-25

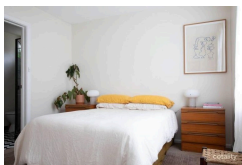
1

1

1

Distance

0km



**4/32 DWYER STREET CLIFTON
HILL VIC 3068**

Sold Price

\$353,000

Sold Date

16-May-25

1

1

1

Distance

1.39km



**2/40 YARRALEA STREET
ALPHINGTON VIC 3078**

Sold Price

^{RS}

\$305,000

Sold Date

21-May-25

1

1

1

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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