

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 Oulton Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$789,000

Property Type

House

Suburb

Fawkner

Period - From

30/06/2024

to

29/06/2025

Source

Property Data

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 Leighton Cr FAWKNER 3060	\$685,000	21/05/2025
2	16 Dorothy St FAWKNER 3060	\$690,000	01/03/2025
3	12 Oliver Ct FAWKNER 3060	\$670,000	08/02/2025

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:

30/06/2025 17:02



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
30/06/2024 - 29/06/2025: \$789,000

Comparable Properties



48 Leighton Cr FAWKNER 3060 (REI)

Agent Comments



Price: \$685,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx



16 Dorothy St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 585 sqm approx



12 Oliver Ct FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 623 sqm approx

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