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

150 Gillies Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale price								
Median price	\$1,643,500	Pro	operty Type	Hou	se		Suburb	Fairfield
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Add	lress of comparable property	Price	Date of sale
1	195 Gillies St FAIRFIELD 3078	\$1,647,000	27/03/2025
2	26 Hayes St NORTHCOTE 3070	\$1,730,000	21/03/2025
3	28a Kelvin Rd ALPHINGTON 3078	\$1,777,000	15/03/2025

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:

05/05/2025 09:40









Property Type: House Land Size: 319 sqm approx Agent Comments Nigel Harry 03 9403 9300 0412 464 116 nigelharry@jelliscraig.com.au

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price March quarter 2025: \$1,643,500

Comparable Properties

195 Gillies St FAIRFIELD 3078 (REI) 3 1 2 2 Price: \$1,647,000 Method: Auction Sale Date: 27/03/2025 Property Type: House Land Size: 362 sqm approx	Agent Comments
26 Hayes St NORTHCOTE 3070 (REI) 4 2 2 1 Price: \$1,730,000 Method: Sold Before Auction Date: 21/03/2025 Property Type: House (Res)	Agent Comments
28a Kelvin Rd ALPHINGTON 3078 (REI/VG) 3 2 2 1 Price: \$1,777,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 301 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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