

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

153 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,643,500

Property Type House

Suburb Fairfield

Period - From 01/01/2025

to 31/03/2025

Source 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.~~

	Address of comparable property	Price	Date of sale
1	217 Station St FAIRFIELD 3078	\$1,302,000	30/01/2025
2	14 Harker St ALPHINGTON 3078	\$1,576,500	22/02/2025
3			

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:

11/06/2025 11:39



 2  1  1

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



217 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,302,000

Method: Auction Sale

Date: 30/01/2025

Property Type: House (Res)

Land Size: 496 sqm approx



14 Harker St ALPHINGTON 3078 (REI/VG)

Agent Comments

 1  1  1

3 Bed, 1 Bath, 1 Car

Price: \$1,576,500

Method: Sold Before Auction

Date: 22/02/2025

Property Type: House (Res)

Land Size: 363 sqm approx

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.