

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

16/233 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$526,500

Property Type

Unit

Suburb

Fairfield

Period - From

01/07/2025

to

30/09/2025

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	11/42 Gillies St FAIRFIELD 3078	\$295,000	13/11/2025
2	1/42 Gillies St FAIRFIELD 3078	\$313,000	30/10/2025
3	8/58 Arthur St FAIRFIELD 3078	\$305,000	18/07/2025

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:

07/01/2026 14:44



Property Type:
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
September quarter 2025: \$526,500

Comparable Properties



11/42 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 13/11/2025
Property Type: Apartment



1/42 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$313,000
Method: Private Sale
Date: 30/10/2025
Rooms: 2
Property Type: Apartment

8/58 Arthur St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 18/07/2025
Property Type: Strata Flat - Single OYO Flat