

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

2/209 McBryde Street, Fawkner Vic 3060

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$855,500

Property Type

House

Suburb

Fawkner

Period - From

01/07/2025

to

30/06/2026

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	1296 Sydney Rd FAWKNER 3060	\$826,750	18/04/2026
2	17 Dorothy St FAWKNER 3060	\$820,000	12/05/2026
3	38 Hare St FAWKNER 3060	\$811,000	18/04/2026

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:

10/08/2026 13:38



3
 1
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000

Median House Price

Year ending June 2026: \$855,500

Comparable Properties



1296 Sydney Rd FAWKNER 3060 (REI)

Agent Comments

3
 1
 2

Price: \$826,750

Method:

Date: 18/04/2026

Property Type: House



17 Dorothy St FAWKNER 3060 (VG)

Agent Comments

3
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Price: \$820,000

Method: Sale

Date: 12/05/2026

Property Type: House (Res)

Land Size: 585 sqm approx



38 Hare St FAWKNER 3060 (REI/VG)

Agent Comments

3
 1
 4

Price: \$811,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 686 sqm approx

Account - VICPROP | P: 03 8888 1011