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

2/3 JAMES STREET FAWKNER VIC 3060

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betwee	3000000	&	\$650,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$785,000	Property type	Other	Suburb	Fawkner		

30 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2024

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
5A WURRUK STREET FAWKNER VIC 3060	\$580,000	15-Feb-25
9 VICTORY STREET FAWKNER VIC 3060	\$670,000	15-May-25
1/85 QUEENS PARADE FAWKNER VIC 3060	\$665,000	06-May-25

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 6 months.

This Statement of Information was prepared on: 29 July 2025



Cotality

consumer.vic.gov.au



Louis Saba

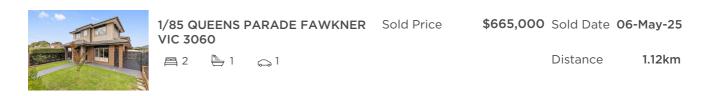
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	5A WURRUK STREET FAWKNER VIC 3060		Sold Price	\$580,000	Sold Date	15-Feb-25	
consity	a 2	1	⊜ 1			Distance	0.21km



9 VICTORY STI 3060	REET FAWKNER VIC	Sold Price	\$670,000	Sold Date	15-May-25
□ 2 □ 1	<u>م</u> ۱			Distance	0.6km



RS = Recent sale UN = Undisclosed Sale

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