

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

2/60 Station Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$985,000

Median sale price

Median price

\$985,000

Property Type

Townhouse

Suburb

Fairfield

Period - From

21/11/2024

to

20/11/2025

Source

Property Data

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	3/224 Arthur St FAIRFIELD 3078	\$950,000	18/10/2025
2	8a Duncan St FAIRFIELD 3078	\$985,000	22/07/2025
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:

21/11/2025 08:01

Stiven Mrkela
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Indicative Selling Price
\$985,000

Median Townhouse Price
21/11/2024 - 20/11/2025: \$985,000



2 2 1

Property Type: Townhouse
Land Size: 83 sqm approx
Agent Comments
Owners corp \$1937 per annum approx.

Comparable Properties



3/224 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$950,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)



8a Duncan St FAIRFIELD 3078 (REI/VG)

Agent Comments

2 2 2

Price: \$985,000
Method: Private Sale
Date: 22/07/2025
Rooms: 3
Property Type: Townhouse (Res)

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.