

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

2/65-67 ARGYLE STREET FAWKNER VIC 3060

Indicative selling price

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

Single Price

or range
between

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,250

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

6 VERVALE AVENUE FAWKNER VIC 3060	\$580,000	22-Dec-24
1/25 BECCLES STREET FAWKNER VIC 3060	\$606,000	14-Dec-24
5 GLYNDA STREET FAWKNER VIC 3060	\$628,500	01-Mar-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: 20 May 2025



**6 VERVALE AVENUE FAWKNER
VIC 3060**

 3  1  1

Sold Price

\$580,000

Sold Date **22-Dec-24**

Distance **0.85km**



**1/25 BECCLES STREET FAWKNER
VIC 3060**

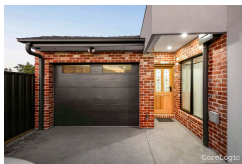
 3  1  1

Sold Price

\$606,000

Sold Date **14-Dec-24**

Distance **2.3km**



**5 GLYNDA STREET FAWKNER VIC
3060**

 3  1  1

Sold Price

^{RS} **\$628,500**

Sold Date **01-Mar-25**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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