

## 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

218-222 STATION STREET FAIRFIELD VIC 3078

### Indicative selling price

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

Single Price

or range  
between

\$2,980,000

&

\$3,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Fairfield

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

173 STATION STREET FAIRFIELD VIC 3078	\$2,900,000	30-Apr-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: 22 May 2025

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**173 STATION STREET FAIRFIELD  
VIC 3078**

Sold Price <sup>RS</sup> **\$2,900,000** Sold Date **30-Apr-25**

 6  4  4

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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