

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

22 Mcbryde Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$680,000

&

\$720,000

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	55 Lynch Rd FAWKNER 3060	\$740,000	11/03/2026
2	1/23 Elsa St FAWKNER 3060	\$693,000	13/06/2026
3	5 Mutton Rd FAWKNER 3060	\$690,000	21/03/2026

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:

31/07/2026 18:35



3
 2
 4

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending June 2026: \$855,500

Comparable Properties



55 Lynch Rd FAWKNER 3060 (REI)

Agent Comments

2
 1
 1

Price: \$740,000

Method:

Date: 11/03/2026

Property Type: House



1/23 Elsa St FAWKNER 3060 (REI)

Agent Comments

3
 1
 1

Price: \$693,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



5 Mutton Rd FAWKNER 3060 (REI/VG)

Agent Comments

3
 1
 2

Price: \$690,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 585 sqm approx

Account - VICPROP | P: 03 8888 1011