

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

227 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$3,250,000

Median sale price

Median price

\$1,643,500

Property Type

House

Suburb

Fairfield

Period - From

01/01/2025

to

31/03/2025

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 | 174 Rathmines St FAIRFIELD 3078 | \$3,410,000 | 16/04/2025 |
| 2 | 272 Clarke St NORTHCOTE 3070 | \$3,275,000 | 31/03/2025 |
| 3 | 14 Sharp St NORTHCOTE 3070 | \$3,265,000 | 01/03/2025 |

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:

09/05/2025 15:43



 4  2  2

Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments

Expertly designed and impeccably appointed, this sublime four bedroom plus study home showcases a love of light and landscaping on a superb scale. Stroll to a wealth of amenities.

Comparable Properties



174 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments

 4  2  1

Price: \$3,410,000

Method: Private Sale

Date: 16/04/2025

Property Type: House



272 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

 4  2  2

Price: \$3,275,000

Method: Private Sale

Date: 31/03/2025

Property Type: House



14 Sharp St NORTHCOTE 3070 (REI)

Agent Comments

 4  2  1

Price: \$3,265,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)