

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

26 Mcdougall Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$825,000

Property Type House

Suburb Fawkner

Period - From 01/07/2025

to

30/09/2025

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	53 Queens Pde FAWKNER 3060	\$985,000	19/09/2025
2	28 Beccles St FAWKNER 3060	\$1,005,000	19/07/2025
3	10 Lovely St FAWKNER 3060	\$1,060,000	21/06/2025

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:

16/10/2025 11:05

26 Mcdougall Street, Fawkner Vic 3060

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

September quarter 2025: \$825,000



 3  2  2

Rooms: 7

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Comparable Properties



53 Queens Pde FAWKNER 3060 (REI)

Agent Comments

 3  2  3

Price: \$985,000

Method: Sold Before Auction

Date: 19/09/2025

Property Type: House (Res)

Land Size: 360 sqm approx



28 Beccles St FAWKNER 3060 (REI)

Agent Comments

 3  1  3

Price: \$1,005,000

Method: Sold Before Auction

Date: 19/07/2025

Property Type: House (Res)

Land Size: 589 sqm approx



10 Lovely St FAWKNER 3060 (REI)

Agent Comments

 3  1  4

Price: \$1,060,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 632 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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