Statement of Information
Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28 EDWARD STREET, FAWKNER, VIC 3060

Indicative selling price

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

Single price		or range between	$850,000	&	$880,000

Median sale price

Median price	$775,725	Property Type	House	Suburb	FAWKNER, VIC 3060
Period - From	07/24	to	04/25	Source	Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
8 BONWICK STREET FAWKNER VIC 3060	$707,500	24/07/24
17 MCDOUGALL STREET FAWKNER VIC 3060	$766,000	08/03/25
7 YUNGERA STREET FAWKNER VIC 3060	$750,000	24/12/24

This Statement of Information was prepared on: | 21/04/2025

Consumer Affairs Victoria