

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

2a Undera Court, Fawkner Vic 3060

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Fawkner

Period - From 01/01/2026 to 31/03/2026 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	2/3 Emma St FAWKNER 3060	\$630,000	28/04/2026
2	21 Kiddle St FAWKNER 3060	\$630,250	30/12/2025
3	2/23 Elsa St FAWKNER 3060	\$584,000	09/12/2025

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:

18/05/2026 13:45



Rooms: 4
Property Type: Unit
Land Size: 217 sqm approx
 Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2026: \$670,000

Comparable Properties



2/3 Emma St FAWKNER 3060 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 28/04/2026
Property Type: Unit
Land Size: 286 sqm approx



21 Kiddle St FAWKNER 3060 (REI)

Agent Comments



Price: \$630,250
Method: Private Sale
Date: 30/12/2025
Property Type: Townhouse (Single)
Land Size: 148 sqm approx



2/23 Elsa St FAWKNER 3060 (REI)

Agent Comments



Price: \$584,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: Unit

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