

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

2B Miller Street, Fawkner Vic 3060

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$654,000

Property Type

Townhouse

Suburb

Fawkner

Period - From

19/08/2025

to

18/08/2026

Source

Property Data

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	2/37 Murray St FAWKNER 3060	\$850,000	05/03/2026
2	1/13 Miller St FAWKNER 3060	\$835,000	28/02/2026
3	2/26 Mutton Rd FAWKNER 3060	\$830,000	26/02/2026

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:

19/08/2026 13:11



 4
  2
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$820,000

Median Townhouse Price

19/08/2025 - 18/08/2026: \$654,000

Comparable Properties



2/37 Murray St FAWKNER 3060 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$850,000

Method: Private Sale

Date: 05/03/2026

Property Type: Townhouse (Single)



1/13 Miller St FAWKNER 3060 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$835,000

Method: Sold Before Auction

Date: 28/02/2026

Property Type: Townhouse (Single)



2/26 Mutton Rd FAWKNER 3060 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$830,000

Method: Private Sale

Date: 26/02/2026

Property Type: Townhouse (Single)

Account - VICPROP | P: 03 8888 1011



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