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	3/17 ARGYLE STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$693,000	&	$762,300

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	Other	Suburb	Fawkner
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
2/18 LEIGHTON CRESCENT FAWKNER VIC 3060	$750,000	07-Nov-25
8/3 JAMES STREET FAWKNER VIC 3060	$750,000	17-Dec-25
1/20 MAJOR ROAD FAWKNER VIC 3060	$785,000	19-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 13 March 2026

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2/18 LEIGHTON CRESCENT FAWKNER VIC 3060

4 3 2

Sold Price **$750,000** Sold Date **07-Nov-25**

Distance **2.93km**

8/3 JAMES STREET FAWKNER VIC 3060

3 2 1

Sold Price Sold Date **17-Dec-25**

Distance **0.75km**

1/20 MAJOR ROAD FAWKNER VIC 3060

3 2 1

Sold Price RS **$785,000** Sold Date **19-Feb-26**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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