

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

18 LEIGHTON CRESCENT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

House

Suburb

Fawkner

Period-from

01 Aug 2024

to

31 Jul 2025

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

2/60 MURRAY STREET FAWKNER VIC 3060	\$750,000	18-Apr-25
1/20 MARGARET STREET FAWKNER VIC 3060	\$755,000	07-Jun-25
2A WINN GROVE FAWKNER VIC 3060	\$775,000	30-Jun-25

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: 15 August 2025



**2/60 MURRAY STREET FAWKNER
VIC 3060**

 3  2  1

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

18-Apr-25

Distance

1.38km



**1/20 MARGARET STREET
FAWKNER VIC 3060**

 3  2  1

Sold Price

^{RS} **\$755,000** ^{UN}

Sold Date

07-Jun-25

Distance

1.06km



**2A WINN GROVE FAWKNER VIC
3060**

 3  2  1

Sold Price

^{RS} **\$775,000** ^{UN}

Sold Date

30-Jun-25

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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