

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

3/20 Moray Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$385,000

&

\$420,000

Median sale price

Median price \$641,000

Property Type Unit

Suburb Fawkner

Period - From 01/04/2025

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	5/99 Major Rd FAWKNER 3060	\$380,000	01/05/2026
2	3/1310 Sydney Rd FAWKNER 3060	\$400,000	23/02/2026
3	4/1 Clara St FAWKNER 3060	\$440,000	19/12/2025

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:

22/06/2026 15:17



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
Year ending March 2026: \$641,000

Comparable Properties



5/99 Major Rd FAWKNER 3060 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000
Method: Sold Before Auction
Date: 01/05/2026
Property Type: Apartment



3/1310 Sydney Rd FAWKNER 3060 (VG)

Agent Comments

2 - -

Price: \$400,000
Method: Sale
Date: 23/02/2026
Property Type: Villa



4/1 Clara St FAWKNER 3060 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 19/12/2025
Property Type: Unit