

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

3/26 Edward Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price

\$654,000

Property Type

Townhouse

Suburb

Fawkner

Period - From

20/08/2025

to

19/08/2026

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	12 Clara St FAWKNER 3060	\$755,000	21/07/2026
2	3/8 Lynch Rd FAWKNER 3060	\$770,000	18/06/2026
3	1/18 Frederick St FAWKNER 3060	\$775,000	19/05/2026

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:

20/08/2026 20:05



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Townhouse Price

20/08/2025 - 19/08/2026: \$654,000

Comparable Properties



12 Clara St FAWKNER 3060 (REI)

3 2 2

Agent Comments

Price: \$755,000

Method: Private Sale

Date: 21/07/2026

Property Type: Townhouse (Res)



3/8 Lynch Rd FAWKNER 3060 (REI/VG)

3 3 2

Agent Comments

Price: \$770,000

Method: Private Sale

Date: 18/06/2026

Property Type: Townhouse (Single)



1/18 Frederick St FAWKNER 3060 (REI/VG)

3 2 2

Agent Comments

Price: \$775,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)

Account - VICPROP | P: 03 8888 1011