

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

3/3 JAMES 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

2/3 JAMES STREET FAWKNER VIC 3060	\$640,000	13-Aug-25
3/39 JAMES STREET FAWKNER VIC 3060	\$500,000	03-May-25
1/85 QUEENS PARADE FAWKNER VIC 3060	\$665,000	06-May-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: 28 August 2025



2/3 JAMES STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$640,000**

Sold Date

13-Aug-25

2

1

1

Distance

0.01km



3/39 JAMES STREET FAWKNER VIC 3060

Sold Price

\$500,000

Sold Date

03-May-25

2

1

1

Distance

0.29km



1/85 QUEENS PARADE FAWKNER VIC 3060

Sold Price

\$665,000

Sold Date

06-May-25

2

1

1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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