

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

3/43 James Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$890,000

&

\$940,000

Median sale price

Median price \$846,000

Property Type House

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	90A Mathieson St FAWKNER 3060	\$860,000	17/04/2026
2	41 Wurruk St FAWKNER 3060	\$870,000	11/12/2025
3	15 Madina St FAWKNER 3060	\$910,000	21/03/2026

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:

21/05/2026 17:45



 3
  2
  1

Property Type:
Agent Comments

Indicative Selling Price
 \$890,000 - \$940,000
Median House Price
 Year ending March 2026: \$846,000

Comparable Properties



90A Mathieson St FAWKNER 3060 (REI)

Agent Comments

 3
  2
  2

Price: \$860,000
Method:
Date: 17/04/2026
Property Type: House



41 Wurruk St FAWKNER 3060 (REI)

Agent Comments

 3
  2
  2

Price: \$870,000
Method:
Date: 11/12/2025
Property Type: House



15 Madina St FAWKNER 3060 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$910,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Account - VICPROP | P: 03 8888 1011