

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

3/8 Lynch Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$645,000 Property Type Townhouse Suburb Fawkner

Period - From 29/05/2025 to 28/05/2026 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	1/18 Frederick St FAWKNER 3060	\$775,000	19/05/2026
2	1/20 Major Rd FAWKNER 3060	\$785,000	23/02/2026
3	8/3 James St FAWKNER 3060	\$750,000	23/12/2025

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:

29/05/2026 11:53



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Townhouse Price

29/05/2025 - 28/05/2026: \$645,000

Comparable Properties



1/18 Frederick St FAWKNER 3060 (REI)

Agent Comments

3 2 2

Price: \$775,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)



1/20 Major Rd FAWKNER 3060 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Sold Before Auction

Date: 23/02/2026

Property Type: Unit



8/3 James St FAWKNER 3060 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 23/12/2025

Property Type: Townhouse (Single)