

# 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 North Weald Way, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$855,500

Property Type

House

Suburb

Fawkner

Period - From

01/07/2025

to

30/06/2026

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 | 26 Emma St FAWKNER 3060        | \$850,000 | 16/06/2026   |
| 2 | 72 Jukes Rd FAWKNER 3060       | \$900,000 | 13/06/2026   |
| 3 | 11 Lowson St FAWKNER 3060      | \$875,000 | 02/05/2026   |

**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:

31/07/2026 18:44



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Property Type: Land

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2026: \$855,500

## Comparable Properties



26 Emma St FAWKNER 3060 (REI)

Agent Comments

3 1 3

Price: \$850,000

Method:

Date: 16/06/2026

Property Type: House



72 Jukes Rd FAWKNER 3060 (REI)

Agent Comments

3 1 5

Price: \$900,000

Method:

Date: 13/06/2026

Property Type: House



11 Lawson St FAWKNER 3060 (REI)

Agent Comments

4 1 5

Price: \$875,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 676 sqm approx