

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

35 Sparks Avenue, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,850,000

&

\$1,975,000

Median sale price

Median price \$1,940,000

Property Type House

Suburb Fairfield

Period - From 01/04/2025

to

30/06/2025

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	204a Raleigh St THORNBURY 3071	\$2,010,000	07/07/2025
2	150 Gillies St FAIRFIELD 3078	\$2,050,000	27/06/2025
3	10 Beckwith Av ALPHINGTON 3078	\$2,100,000	16/03/2025

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:

03/09/2025 09:37

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Indicative Selling Price

\$1,850,000 - \$1,975,000

Median House Price

June quarter 2025: \$1,940,000



 4  3  2

Property Type: House

Land Size: 280 sqm approx

Agent Comments

Comparable Properties



204a Raleigh St THORNBURY 3071 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,010,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 641 sqm approx



150 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,050,000

Method: Private Sale

Date: 27/06/2025

Property Type: House

Land Size: 319 sqm approx



10 Beckwith Av ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,100,000

Method: Private Sale

Date: 16/03/2025

Property Type: House

Land Size: 286 sqm approx