

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered fo	r sale								
Address Including suburb and postcode		37/262 Heidelberg Road, Fairfield								
Indicative se	elling pr	rice								
For the meaning	of this p	rice see consi	umer.vic	.gov.au/und	derquotir	ng (*Delete s	ingle prid	ce or range as	s applicable)	
Range Between \$530,000				&	\$550,000					
Median sale	price						_			
Median price	\$527,00	00	Pro	Property type		Apartment		Suburb Fairfield		
Period - From	July 202	25 to	to Sept 2025		Source	e REIV				
Comparable	proper	ty sales								
These are the the agent or agent's					•				s that the estate	
Address of comparable property							Pr	rice	Date of sale	
1. 105/62-64 Station Street, Fairfield							\$	595,000	1/06/2025	
2. 118/44 Gillies Street, Fairfield							\$	525.000	12/03/2025	

is Statement of Information was prepared on:	19/11/2025



3.



Comparable properties



\$ 595,000

105/62-64 Station Street, Farfield, Victoria

DATE: 1/06/2025

PROPERTY TYPE: APARTMENT

} :

🔀 sqm



\$ 525,000

118/44 Gillies Street, Fairfield, Victoria

DATE: 12/03/2025

PROPERTY TYPE: APARTMENT

sqm

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