

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

37/262 Heidelberg Road, Fairfield

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$625,000

Median sale priceMedian price

\$600,000

Property type

Apartment

Suburb

Fairfield

Period - From

April 2025

to

June 2025

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 6/272 Heidelberg Road, Fairfield	\$ 700,000	27/02/2025
2. 20/262 Heidelberg Road, Fairfield	\$ 690,000	20/08/2025
3. 2/19 Rathmines Street, Fairfield	\$ 630,000	26/03/2025

This Statement of Information was prepared on:

19/08/2025

Comparable properties



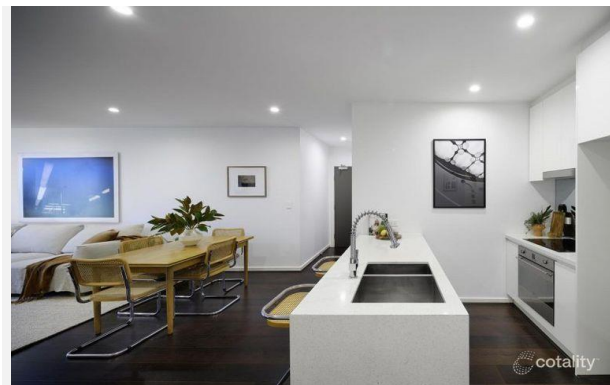
\$ 700,000

6/272 Heidelberg Road, Fairfield, Victoria

DATE: 27/02/2025

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



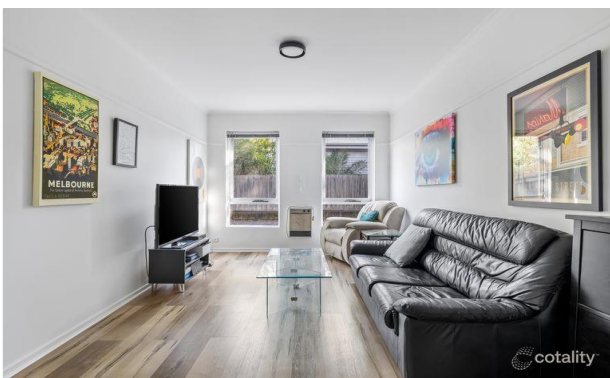
\$ 690,000

20/262 Heidelberg Road, Fairfield, Victoria

DATE: 20/08/2025

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 630,000

2/19 Rathmines Street, Fairfield, Victoria

DATE: 26/03/2025

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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