

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

3B Esther Court, Fawkner Vic 3060

Indicative selling price

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

Range between

\$930,000

&

\$980,000

Median sale price

Median price

\$858,000

Property Type

House

Suburb

Fawkner

Period - From

25/08/2025

to

24/08/2026

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	9B Lock St FAWKNER 3060	\$955,000	06/07/2026
2	15B Murray St FAWKNER 3060	\$970,000	03/07/2026
3	158B Jukes Rd FAWKNER 3060	\$930,500	15/05/2026

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:

25/08/2026 18:00



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$930,000 - \$980,000
Median House Price
25/08/2025 - 24/08/2026: \$858,000

Comparable Properties



9B Lock St FAWKNER 3060 (REI)

Agent Comments

4 2 2

Price: \$955,000
Method:
Date: 06/07/2026
Property Type: House



15B Murray St FAWKNER 3060 (REI)

Agent Comments

4 2 2

Price: \$970,000
Method:
Date: 03/07/2026
Property Type: House



158B Jukes Rd FAWKNER 3060 (REI)

Agent Comments

4 2 2

Price: \$930,500
Method:
Date: 15/05/2026
Property Type: House