

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

4/24 DISNEY STREET FAWKNER VIC 3060

Indicative selling price

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

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

3/112 JUKES ROAD FAWKNER VIC 3060	\$545,000	23-May-25
2/15 OLIVER COURT FAWKNER VIC 3060	\$545,000	18-Jun-25
4/3 JAMES STREET FAWKNER VIC 3060	\$550,000	18-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 01 September 2025



3/112 JUKES ROAD FAWKNER VIC 3060

Sold Price

\$545,000

Sold Date **23-May-25**

 2  1  1

Distance **0.68km**



2/15 OLIVER COURT FAWKNER VIC 3060

Sold Price

Sold Date **18-Jun-25**

 2  1  1

Distance **0.8km**



4/3 JAMES STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$550,000**

Sold Date **18-Jun-25**

 2  1  1

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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