

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

4/3 JAMES 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Other

Suburb

Fawkner

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

6/84-86 ARGYLE STREET FAWKNER VIC 3060

\$510,000

26-Apr-25

11A MIDDLE STREET HADFIELD VIC 3046

\$620,000

29-Apr-25

7/2-4 MCKERCHAR STREET GLENROY VIC 3046

\$550,000

19-May-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: 18 June 2025



**6/84-86 ARGYLE STREET
FAWKNER VIC 3060**

 2  1  1

Sold Price

\$510,000

Sold Date

26-Apr-25

Distance

0.78km



**11A MIDDLE STREET HADFIELD VIC
3046**

 2  1  1

Sold Price

\$620,000

Sold Date

29-Apr-25

Distance

1.89km



**7/2-4 MCKERCHAR STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

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

Sold Date

19-May-25

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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