

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

4/35 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Single price

\$479,500

Median sale price

Median price

\$518,000

Property Type

Unit

Suburb

Fairfield

Period - From

15/09/2024

to

14/09/2025

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	8/30 Urquhart St NORTHCOTE 3070	\$478,000	24/07/2025
2	5/20 Ross St NORTHCOTE 3070	\$465,000	13/07/2025
3	3/44 South Cr NORTHCOTE 3070	\$460,000	08/04/2025

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:

15/09/2025 12:55



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Property Type: Apartment

Agent Comments

Comparable Properties



8/30 Urquhart St NORTHCOTE 3070 (REI/VG)

Agent Comments

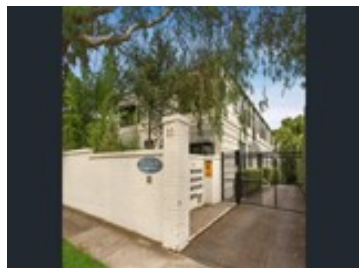
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Price: \$478,000

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment



5/20 Ross St NORTHCOTE 3070 (REI)

Agent Comments

1 1 1

Price: \$465,000

Method: Private Sale

Date: 13/07/2025

Property Type: Apartment



3/44 South Cr NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$460,000

Method: Private Sale

Date: 08/04/2025

Property Type: Unit