

# 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

4/72 Lorne Street, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$600,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Fawkner

Period - From

01/07/2025

to

30/06/2026

Source

REIV

### 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 | 51C William St FAWKNER 3060    | \$650,000 | 02/06/2026   |
| 2 | 6/110 Jukes Rd FAWKNER 3060    | \$660,000 | 07/04/2026   |
| 3 | 2A James St FAWKNER 3060       | \$641,000 | 23/03/2026   |

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:

03/08/2026 13:57



3 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$600,000  
Median Unit Price  
Year ending June 2026: \$640,000

Comparable Properties



51C William St FAWKNER 3060 (REI)

Agent Comments

2 2 2

Price: \$650,000  
Method:  
Date: 02/06/2026  
Property Type: Townhouse (Single)



6/110 Jukes Rd FAWKNER 3060 (REI)

Agent Comments

3 2 1

Price: \$660,000  
Method:  
Date: 07/04/2026  
Property Type: Townhouse (Single)



2A James St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$641,000  
Method:  
Date: 23/03/2026  
Property Type: Townhouse (Single)