

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

59 Alec Crescent, Fawkner Vic 3060

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$855,500

Property Type House

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	25 Brian St FAWKNER 3060	\$762,500	25/07/2026
2	22 Derby St FAWKNER 3060	\$756,000	26/03/2026
3	22 McBryde St FAWKNER 3060	\$745,000	04/09/2026

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:

23/09/2026 18:05



4 1 4

Property Type: House
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending June 2026: \$855,500

Comparable Properties



25 Brian St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$762,500
Method:
Date: 25/07/2026
Property Type: House



22 Derby St FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$756,000
Method:
Date: 26/03/2026
Property Type: House



22 McBryde St FAWKNER 3060 (REI)

Agent Comments

4 2 4

Price: \$745,000
Method: Sold Before Auction
Date: 04/09/2026
Property Type: House (Res)
Land Size: 604 sqm approx