

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

6/24 LEIGHTON CRESCENT 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Other

Suburb

Fawkner

Period-from

01 Aug 2024

to

31 Jul 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

3/3 MORAY STREET FAWKNER VIC 3060	\$630,000	21-Aug-25
3/11 BIRCHWOOD STREET FAWKNER VIC 3060	\$602,500	24-May-25
4/7 ALVA COURT FAWKNER VIC 3060	\$601,000	08-Jul-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: 28 August 2025



3/3 MORAY STREET FAWKNER VIC 3060

2 2 1

Sold Price

^{RS} **\$630,000** Sold Date **21-Aug-25**

Distance **1.9km**



3/11 BIRCHWOOD STREET FAWKNER VIC 3060

2 2 1

Sold Price

\$602,500 Sold Date **24-May-25**

Distance **0.24km**



4/7 ALVA COURT FAWKNER VIC 3060

2 2 1

Sold Price

^{RS} **\$601,000** Sold Date **08-Jul-25**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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