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 Mutton Road, Fawkner, VIC 3060

Indicative selling price

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

Price Range	$700,000	&	$770,000

Median sale price

Median price	$820,000	Property Type	House	Suburb	Fawkner (3060)
Period - From	01/09/2025	to	28/02/2026	Source	Cotality

Comparable property sales

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
17 QUEENS PARADE, FAWKNER VIC 3060	$725,000	20/09/2025
26 MARGARET STREET, FAWKNER VIC 3060	$760,000	20/09/2025
44 SOMERLAYTON CRESCENT, FAWKNER VIC 3060	$737,000	04/02/2026

This Statement of Information was prepared on: 04/03/2026

MERRI-BEK REAL ESTATE