

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	62 Fairbairn Drive Corio VIC 3214
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Indicative selling price

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

Range between	\$600,000 - \$660,000
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Median sale price

Median price	\$592,250	Property Type	4- bed- House	Suburb	Corio
Period - From	31-Dec -2024	to	30-Nov-2025	Source	realestate.com.au

Comparable property sales

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	148 Plantation Road Corio VIC 3214	\$660,000	16-Nov-2025
2	29 Purnell Road, Corio, Vic 3214	\$651,000	18-Nov-2025
3	191 Bacchus Marsh Road, Corio, Vic 3214	\$660,000	13-Nov-2025

This statement of information was prepared on 2-Dec-2025 at 11:37:07 PM AEST