

# 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

63 William 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)

Range between \$1,150,000

&

\$1,250,000

### 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 | 20 Hedley St FAWKNER 3060      | \$1,225,000 | 01/08/2026   |
| 2 | 7 Chester Ct FAWKNER 3060      | \$1,246,000 | 16/05/2026   |
| 3 | 62 James St FAWKNER 3060       | \$1,230,000 | 16/05/2026   |

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:

10/08/2026 15:34



5 3 1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending June 2026: \$855,500

Comparable Properties



20 Hedley St FAWKNER 3060 (REI)

[Agent Comments](#)

4 2 8

**Price:** \$1,225,000  
**Method:**  
**Date:** 01/08/2026  
**Property Type:** House



7 Chester Ct FAWKNER 3060 (REI)

[Agent Comments](#)

4 2 3

**Price:** \$1,246,000  
**Method:**  
**Date:** 16/05/2026  
**Property Type:** House



62 James St FAWKNER 3060 (REI)

[Agent Comments](#)

5 2 5

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx