

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

7/3 JAMES STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Other

Suburb

Fawkner

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/10 SHIRLEY STREET FAWKNER VIC 3060	\$615,500	20-Feb-25
2/6 PITT STREET FAWKNER VIC 3060	\$622,600	14-May-25
1/85 QUEENS PARADE FAWKNER VIC 3060	\$665,000	09-May-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: 03 June 2025



2/10 SHIRLEY STREET FAWKNER VIC 3060

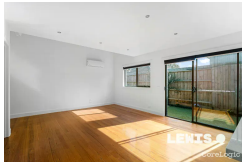
2 2 1

Sold Price

\$615,500

Sold Date **20-Feb-25**

Distance **1.29km**



2/6 PITT STREET FAWKNER VIC 3060

2 2 1

Sold Price

^{RS} **\$622,600**

Sold Date **14-May-25**

Distance **0.24km**



1/85 QUEENS PARADE FAWKNER VIC 3060

2 1 1

Sold Price

^{RS} **\$665,000**

Sold Date **09-May-25**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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