

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 LESLEIGH 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

House

Suburb

Fawkner

Period-from

01 Oct 2024

to

30 Sep 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

8 SYNDAL STREET FAWKNER VIC 3060	\$800,000	06-Sep-25
10 WURRUK STREET FAWKNER VIC 3060	\$809,000	20-Sep-25
11 WINN GROVE FAWKNER VIC 3060	\$851,300	29-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: 01 October 2025

**8 SYNDAL STREET FAWKNER VIC 3060**

Sold Price

^{RS} **\$800,000**

Sold Date

06-Sep-25

3

1

1

Distance

0.35km**10 WURRUK STREET FAWKNER VIC 3060**

Sold Price

^{RS} **\$809,000**

Sold Date

20-Sep-25

3

1

1

Distance

0.55km**11 WINN GROVE FAWKNER VIC 3060**

Sold Price

\$851,300

Sold Date

29-Jul-25

3

1

2

Distance

1.01km**RS** = Recent sale**UN** = Undisclosed Sale

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