

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

72 ANDERSON ROAD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

House

Suburb

Fawkner

Period-from

01 Sep 2025

to

31 Aug 2026

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

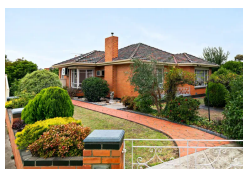
Date of sale

4 BIRCHWOOD STREET FAWKNER VIC 3060	\$855,000	29-Apr-26
17 DOROTHY STREET FAWKNER VIC 3060	\$820,000	12-May-26
22 TWYFORD STREET FAWKNER VIC 3060	\$870,000	15-May-26

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: 18 September 2026


**4 BIRCHWOOD STREET FAWKNER
VIC 3060**
 3  1  2

Sold Price

\$855,000

Sold Date

29-Apr-26

Distance

0.45km

**17 DOROTHY STREET FAWKNER
VIC 3060**
 3  1  1

Sold Price

\$820,000

Sold Date

12-May-26

Distance

0.37km

**22 TWYFORD STREET FAWKNER
VIC 3060**
 3  1  4

Sold Price

\$870,000

Sold Date

15-May-26

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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