

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

8/8-10 TABILK 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Aug 2025

to

31 Jul 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

2/3 MORAY STREET FAWKNER VIC 3060	\$597,000	04-Jun-26
6/1100 SYDNEY ROAD FAWKNER VIC 3060	\$570,000	28-May-26
2/26 EDWARD STREET FAWKNER VIC 3060	\$642,000	30-Jun-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 August 2026



2/3 MORAY STREET FAWKNER VIC 3060

Sold Price

\$597,000

Sold Date

04-Jun-26

 2

 2

 1

Distance

0.5km



6/1100 SYDNEY ROAD FAWKNER VIC 3060

Sold Price

\$570,000

Sold Date

28-May-26

 2

 2

 1

Distance

0.14km



2/26 EDWARD STREET FAWKNER VIC 3060

Sold Price

\$642,000

Sold Date

30-Jun-26

 2

 1

 1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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