

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

9 Margaret Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$880,000

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	3 Tucker St FAWKNER 3060	\$890,000	24/07/2026
2	38 Hare St FAWKNER 3060	\$811,000	18/04/2026
3	4 Lynch Rd FAWKNER 3060	\$881,500	02/05/2026

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:

04/09/2026 18:34



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
Year ending June 2026: \$855,500

Comparable Properties



3 Tucker St FAWKNER 3060 (REI)
4 2 2

Agent Comments

Price: \$890,000
Method:
Date: 24/07/2026
Property Type: House



38 Hare St FAWKNER 3060 (REI)
3 1 4

Agent Comments

Price: \$811,000
Method:
Date: 18/04/2026
Property Type: House



4 Lynch Rd FAWKNER 3060 (REI/VG)
3 1 4

Agent Comments

Price: \$881,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 618 sqm approx