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 Mcgregor Street, Fairfield Vic 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$1,485,500	Pro	operty Type	Hou	se		Suburb	Fairfield	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	176 Rathmines St FAIRFIELD 3078	\$1,640,000	30/10/2024
2	52 Jenkins St NORTHCOTE 3070	\$1,675,000	30/10/2024
3	191 Mitchell St NORTHCOTE 3070	\$1,756,000	29/10/2024

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:

17/03/2025 16:50









Rooms: 6 Property Type: House (Res) Land Size: 616 sqm approx Agent Comments Paula Beavis 03 9403 9300 0407267366 paulabeavis@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2024: \$1,485,500

Comparable Properties

176 Rathmines St FAIRFIELD 3078 (REI/VG) Image: 1 3 Image: 2 Image: 2 Image: 1 Price: \$1,640,000 Method: Sold Before Auction Date: 30/10/2024 Property Type: House (Res) Land Size: 368 sqm approx	Agent Comments
52 Jenkins St NORTHCOTE 3070 (REI/VG) 3 2 2 1 Price: \$1,675,000 Method: Sold Before Auction Date: 30/10/2024 Property Type: House (Res) Land Size: 352 sqm approx	Agent Comments
191 Mitchell St NORTHCOTE 3070 (REI/VG) Image: 3 Image: 2 Image: 3 Price: \$1,756,000 Method: Auction Sale Date: 29/10/2024 Property Type: House (Res) Land Size: 560 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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