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	197 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,643,500 Property Type House Suburb Fairfield

Period - From 01/01/2025 to 31/03/2025 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	1/11 Simpson St NORTHCOTE 3070	$1,740,000	22/03/2025
2	26 Leonard St NORTHCOTE 3070	$1,778,000	22/03/2025
3	4 Wastell St NORTHCOTE 3070	$1,900,000	07/02/2025

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: 24/04/2025 07:55

197 Arthur Street, Fairfield Vic 3078



4 2 2

Property Type: House
Land Size: 478 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
March quarter 2025: $1,643,500

Comparable Properties



1/11 Simpson St NORTHCOTE 3070 (REI)

3 2 2

Price: $1,740,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 414 sqm approx

Agent Comments



26 Leonard St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,778,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments



4 Wastell St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,900,000
Method: Sold Before Auction
Date: 07/02/2025
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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