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	6/3 JAMES 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$778,000	Property type	Other	Suburb	Fawkner
Period-from	01 Aug 2024	to	31 Jul 2025	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
2/10 SHIRLEY STREET FAWKNER VIC 3060	$615,500	20-Feb-25
2/6 PITT STREET FAWKNER VIC 3060	$622,600	09-May-25

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: 11 August 2025

Harcourts
Louis Saba
P 0393825525
M 0401 325 690
E louis.saba@harcourts.com.au



2/10 SHIRLEY STREET FAWKNER VIC 3060

2 2 1

Sold Price **$615,500** Sold Date **20-Feb-25**

Distance **1.28km**



2/6 PITT STREET FAWKNER VIC 3060

2 2 1

Sold Price **$622,600** Sold Date **09-May-25**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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