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	3/257 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between $870,000 & $930,000

Median sale price

Median price $600,000 Property Type Unit Suburb Fairfield

Period - From 01/04/2025 to 30/06/2025 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	3/92 Arthur St FAIRFIELD 3078	$810,000	07/05/2025
2	4/532 High St NORTHCOTE 3070	$862,000	12/04/2025
3	2/180 Dundas St THORNBURY 3071	$980,000	02/04/2025

OR

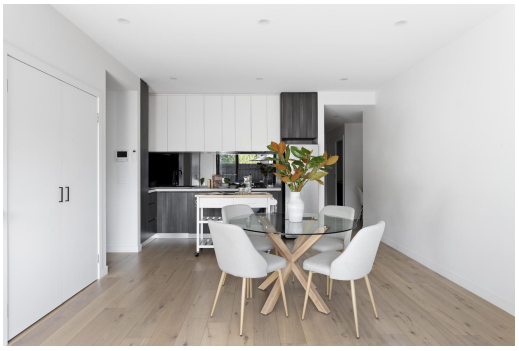
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/08/2025 17:16

3/257 Gillies Street, Fairfield Vic 3078

JellisCraig

Justin Mellar
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2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$870,000 - $930,000
Median Unit Price
June quarter 2025: $600,000

Comparable Properties

3/92 Arthur St FAIRFIELD 3078 (VG)

2 - -

Price: $810,000
Method: Sale
Date: 07/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



4/532 High St NORTHCOTE 3070 (REI/VG)

2 2 1

Price: $862,000
Method: Sold Before Auction
Date: 12/04/2025
Property Type: Unit

Agent Comments

2/180 Dundas St THORNBURY 3071 (VG)

2 - -

Price: $980,000
Method: Sale
Date: 02/04/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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