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	4/1 CLARA 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Fawkner
Period-from	01 Nov 2024	to	31 Oct 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
9/8-10 KENT ROAD PASCOE VALE VIC 3044	$517,000	13-Sep-25
7/10 DERBY STREET FAWKNER VIC 3060	$475,500	25-Oct-25
4/132 LORNE STREET FAWKNER VIC 3060	$484,500	18-Aug-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: 13 November 2025

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9/8-10 KENT ROAD PASCOE VALE VIC 3044

2 1 -

Sold Price RS $517,000 Sold Date 13-Sep-25

Distance 1.68km



7/10 DERBY STREET FAWKNER VIC 3060

2 1 1

Sold Price RS $475,500 Sold Date 25-Oct-25

Distance 1.36km



4/132 LORNE STREET FAWKNER VIC 3060

2 1 1

Sold Price $484,500 Sold Date 18-Aug-25

Distance 0.6km

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

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