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	2/60 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between $955,000 & $985,000

Median sale price

Median price $742,500 Property Type Townhouse Suburb Fairfield

Period - From 24/02/2025 to 23/02/2026 Source Property Data

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	12 Warson Pl ALPHINGTON 3078	$985,000	05/02/2026
2	6/37 Paper Trl ALPHINGTON 3078	$990,000	20/11/2025
3			

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: 24/02/2026 10:22

2/60 Station Street, Fairfield Vic 3078

JellisCraig

Stiven Mrkela
(03) 9499 7992
0410 635 201
stivenmrkela@jelliscraig.com.au

Indicative Selling Price
$955,000 - $985,000
Median Townhouse Price
24/02/2025 - 23/02/2026: $742,500



2 2 1

Property Type: Townhouse (Single)
Land Size: 83 sqm approx

Agent Comments

Comparable Properties

12 Warson Pl ALPHINGTON 3078 (REI)

2 2 1

Price: $985,000
Method: Private Sale
Date: 05/02/2026
Property Type: Townhouse (Res)

Agent Comments

6/37 Paper Trl ALPHINGTON 3078 (VG)

2 - -

Price: $990,000
Method: Sale
Date: 20/11/2025
Property Type: Strata Unit/Flat

Agent Comments

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.

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