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	20 James Street, Fawkner Vic 3060

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $825,000 Property Type House Suburb Fawkner

Period - From 01/07/2025 to 30/09/2025 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	11 Oulton St FAWKNER 3060	$800,000	26/07/2025
2	57 James St FAWKNER 3060	$820,000	04/10/2025
3	4 Dowling St FAWKNER 3060	$851,000	26/07/2025

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: 14/10/2025 20:03

20 James Street, Fawkner Vic 3060

Laura Mancin
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3 1 3

Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
September quarter 2025: $825,000

Comparable Properties



11 Oulton St FAWKNER 3060 (REI)

3 1 3

Price: $800,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



57 James St FAWKNER 3060 (REI)

3 1 3

Price: $820,000
Method: Sold Before Auction
Date: 04/10/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



4 Dowling St FAWKNER 3060 (REI/VG)

3 1 2

Price: $851,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House
Land Size: 589 sqm approx

Agent Comments

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