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	2/125 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Single price $850,000

Median sale price

Median price $588,500 Property Type Unit Suburb Fairfield

Period - From 01/10/2025 to 31/12/2025 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	5/183 Westgarth St NORTHCOTE 3070	$890,000	12/12/2025
2	2/1a Hamilton St ALPHINGTON 3078	$785,500	07/10/2025
3	3/257 Gillies St FAIRFIELD 3078	$875,000	13/09/2025

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: 10/03/2026 17:52

2/125 Grange Road, Fairfield Vic 3078

JellisCraig

Grace Purchase
03 9403 9300
0427 397 880
gracepurchase@jelliscraig.com.au

Indicative Selling Price
$850,000
Median Unit Price
December quarter 2025: $588,500



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties

5/183 Westgarth St NORTHCOTE 3070 (VG)

2 - -

Agent Comments

Price: $890,000
Method: Sale
Date: 12/12/2025
Property Type: Strata Unit - Conjoined

2/1a Hamilton St ALPHINGTON 3078 (REI/VG)

2 2 1

Agent Comments

Price: $785,500
Method: Private Sale
Date: 07/10/2025
Property Type: Townhouse (Res)



3/257 Gillies St FAIRFIELD 3078 (REI/VG)

2 2 2

Agent Comments

Price: $875,000
Method: Private Sale
Date: 13/09/2025
Property Type: Apartment

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