

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

41 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$1,999,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Fairfield

Period - From 01/01/2026

to 31/03/2026

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	251 Clarke St NORTHCOTE 3070	\$2,102,000	28/03/2026
2	8 Muriel St NORTHCOTE 3070	\$2,000,000	21/03/2026
3	116 Wingrove St ALPHINGTON 3078	\$1,930,000	28/02/2026

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:

10/04/2026 12:55

Justin Mellar
03 9403 9300
0417 996 627
justinmellar@jellisrcraig.com.au



3 2 2

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$1,999,000

Median House Price

March quarter 2026: \$2,100,000

Comparable Properties



251 Clarke St NORTHCOTE 3070 (REI)

Agent Comments

3 1 3

Price: \$2,102,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



8 Muriel St NORTHCOTE 3070 (REI)

Agent Comments

6 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



116 Wingrove St ALPHINGTON 3078 (REI)

Agent Comments

2 1 -

Price: \$1,930,000

Method: Private Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 471 sqm approx

Account - Jellis Craig | P: 03 9403 9300