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	7/60 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between $600,000 & $660,000

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	207/7-9 Railway Pl FAIRFIELD 3078	$630,000	17/11/2025
2	1/72 Rathmines St FAIRFIELD 3078	$631,000	11/10/2025
3	8/28-30 Station St FAIRFIELD 3078	$670,000	08/10/2025

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: 16/03/2026 16:28

7/60 Rathmines Street, Fairfield Vic 3078

JellisCraig

Justin Mellar
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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
December quarter 2025: $588,500

Comparable Properties



207/7-9 Railway Pl FAIRFIELD 3078 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 17/11/2025
Property Type: Apartment

Agent Comments



1/72 Rathmines St FAIRFIELD 3078 (REI/VG)

2 1 1

Price: $631,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments



8/28-30 Station St FAIRFIELD 3078 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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