

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

G06/28 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$493,000 Property Type Unit Suburb Fairfield

Period - From 13/03/2025 to 12/03/2026 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	311/44 Gillies St FAIRFIELD 3078	\$435,000	30/10/2025
2	5/57 Station St FAIRFIELD 3078	\$445,000	22/10/2025
3	102/66 Station St FAIRFIELD 3078	\$388,000	06/10/2025

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.~~

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Property Type: Apartment
Land Size: 41 approx sqm approx
Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

13/03/2025 - 12/03/2026: \$493,000

Comparable Properties



311/44 Gillies St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$435,000
Method: Sale
Date: 30/10/2025
Property Type: Strata Unit/Flat



5/57 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

102/66 Station St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$388,000
Method: Sale
Date: 06/10/2025
Property Type: Subdivided Flat - Single OYO Flat

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