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	5 Palm Street, Fairfield Vic 3078

Indicative selling price

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

Range between $2,300,000 & $2,400,000

Median sale price

Median price $1,640,000 Property Type House Suburb Fairfield

Period - From 24/03/2024 to 23/03/2025 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	12 Langridge St FAIRFIELD 3078	$2,452,000	12/02/2025
2	24 Ailsa Gr IVANHOE 3079	$2,375,000	13/11/2024
3	46 Waterdale Rd IVANHOE 3079	$2,400,000	28/10/2024

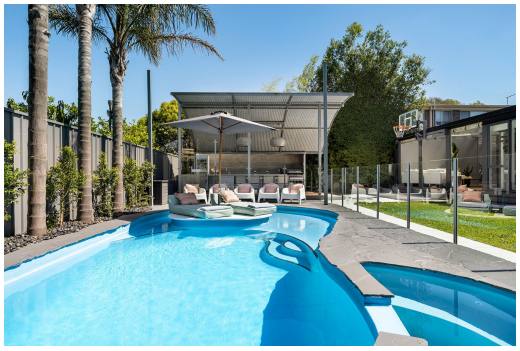
OR

~~**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: 24/03/2025 10:40

5 Palm Street, Fairfield Vic 3078

Toby Parker
03 9830 7000
0413 581 104
toby.parker@belleproperty.com



4 3 2

Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,400,000
Median House Price
24/03/2024 - 23/03/2025: $1,640,000

Comparable Properties



12 Langridge St FAIRFIELD 3078 (REI)

4 1 1

Price: $2,452,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)

Agent Comments



24 Ailsa Gr IVANHOE 3079 (REI/VG)

4 3 2

Price: $2,375,000
Method: Sold Before Auction
Date: 13/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



46 Waterdale Rd IVANHOE 3079 (REI/VG)

4 2 1

Price: $2,400,000
Method: Sold Before Auction
Date: 28/10/2024
Rooms: 8
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

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