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	2/31 Hudson Street, Fawkner Vic 3060

Indicative selling price

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

Single price $650,000

Median sale price

Median price $670,000 Property Type Unit Suburb Fawkner

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	1/17 Maher St FAWKNER 3060	$650,000	11/04/2026
2	3/3 James St FAWKNER 3060	$630,000	15/01/2026
3	2/23 Elsa St FAWKNER 3060	$584,000	09/12/2025

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: 06/05/2026 10:16

2/31 Hudson Street, Fawkner Vic 3060

JellisCraig

Tayla Burr
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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
March quarter 2026: $670,000

Comparable Properties



1/17 Maher St FAWKNER 3060 (REI)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)

Agent Comments

Similar accommodation however noting that Maher is street facing



3/3 James St FAWKNER 3060 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 15/01/2026
Property Type: Townhouse (Res)

Agent Comments



2/23 Elsa St FAWKNER 3060 (REI/VG)

2 1 1

Price: $584,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: Unit

Agent Comments

Similar accommodation however noting that Elsa is a single story home

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata .com.au

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