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	1/144 Perry Street, Fairfield Vic 3078

Indicative selling price

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

Single price $400,000

Median sale price

Median price $490,000 Property Type Unit 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	11/6 Arthur St FAIRFIELD 3078	$385,000	23/02/2026
2	107/101 Parkview Rd ALPHINGTON 3078	$383,000	21/02/2026
3	2/71 Christmas St NORTHCOTE 3070	$415,000	11/02/2026

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: 04/05/2026 11:30

1/144 Perry Street, Fairfield Vic 3078

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$400,000
Median Unit Price
March quarter 2026: $490,000

Comparable Properties



11/6 Arthur St FAIRFIELD 3078 (REI/VG)

1 1 1

Price: $385,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Agent Comments



107/101 Parkview Rd ALPHINGTON 3078 (REI/VG)

1 1 1

Price: $383,000
Method: Private Sale
Date: 21/02/2026
Property Type: Apartment
Land Size: 53 sqm approx

Agent Comments



2/71 Christmas St NORTHCOTE 3070 (REI)

1 1 -

Price: $415,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment

Agent Comments

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