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	26 Emma Street, Fawkner Vic 3060

Indicative selling price

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

Single price $859,000

Median sale price

Median price $876,000 Property Type House 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	28 Piper St FAWKNER 3060	$856,000	30/05/2026
2	6 Mutton Rd FAWKNER 3060	$840,000	17/04/2026
3	14 Welch St FAWKNER 3060	$855,000	14/02/2026

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: 09/06/2026 08:59

26 Emma Street, Fawkner Vic 3060

Hamza Raja
03 9070 5095
HamzaRaja@jelliscraig.com.au



3 1 3

Property Type: House
Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price
$859,000
Median House Price
March quarter 2026: $876,000

Comparable Properties



28 Piper St FAWKNER 3060 (REI)

3 1 2

Price: $856,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



6 Mutton Rd FAWKNER 3060 (REI)

3 1 3

Price: $840,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



14 Welch St FAWKNER 3060 (REI/VG)

3 1 2

Price: $855,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

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