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	114/44 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $528,000 Property Type Unit Suburb Fairfield

Period - From 01/04/2026 to 30/06/2026 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	4/518 Heidelberg Rd ALPHINGTON 3078	$410,150	27/05/2026
2	28/337 Station St THORNBURY 3071	$432,000	29/04/2026
3	4/232 Arthur St FAIRFIELD 3078	$420,000	20/04/2026

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: 08/07/2026 11:56

114/44 Gillies Street, Fairfield Vic 3078

Nelson Alexander



1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
June quarter 2026: $528,000

Comparable Properties



4/518 Heidelberg Rd ALPHINGTON 3078 (REI)

1 1 1

Price: $410,150
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment

Agent Comments



28/337 Station St THORNBURY 3071 (REI/VG)

1 1 1

Price: $432,000
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

Agent Comments



4/232 Arthur St FAIRFIELD 3078 (VG)

1 - -

Price: $420,000
Method: Sale
Date: 20/04/2026
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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