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	4/3 JAMES STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	Other	Suburb	Fawkner
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
6/84-86 ARGYLE STREET FAWKNER VIC 3060	$510,000	26-Apr-25
11A MIDDLE STREET HADFIELD VIC 3046	$620,000	29-Apr-25
7/2-4 MCKERCHAR STREET GLENROY VIC 3046	$550,000	19-May-25

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 6 months.~~

This Statement of Information was prepared on: 18 June 2025

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6/84-86 ARGYLE STREET FAWKNER VIC 3060

2 1 1

Sold Price **$510,000** Sold Date **26-Apr-25**

Distance **0.78km**



11A MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price **$620,000** Sold Date **29-Apr-25**

Distance **1.89km**



7/2-4 MCKERCHAR STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$550,000** Sold Date **19-May-25**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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