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	3/134 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price $579,000

Median sale price

Median price $662,500 Property Type Unit Suburb Fairfield

Period - From 01/07/2024 to 30/09/2024 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	4/203 Station St FAIRFIELD 3078	$600,000	28/11/2024
2	3C/168 Victoria Rd NORTHCOTE 3070	$625,000	04/11/2024
3	202/62-64 Station St FAIRFIELD 3078	$615,000	16/08/2024

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: 29/11/2024 16:50

3/134 Rathmines Street, Fairfield Vic 3078

Justin Mellar
03 9403 9300
0417 996 627
justinmellar@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$579,000
Median Unit Price
September quarter 2024: $662,500

Comparable Properties



4/203 Station St FAIRFIELD 3078 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment

Agent Comments



3C/168 Victoria Rd NORTHCOTE 3070 (REI)

2 2 1

Price: $625,000
Method: Private Sale
Date: 04/11/2024
Property Type: Apartment

Agent Comments



202/62-64 Station St FAIRFIELD 3078 (REI)

2 2 1

Price: $615,000
Method: Private Sale
Date: 16/08/2024
Property Type: Apartment

Agent Comments

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