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	3/17 Austin Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $975,000 Property Type Townhouse Suburb Fairfield

Period - From 07/01/2024 to 06/01/2025 Source Property Data

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.

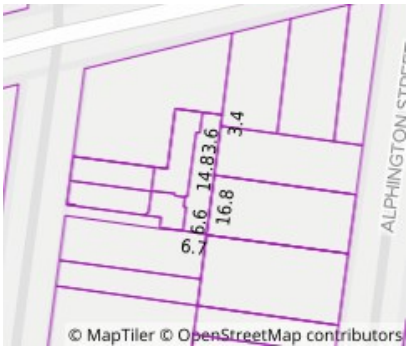
	Address of comparable property	Price	Date of sale
1	2/6 Westfield St NORTHCOTE 3070	$1,300,000	02/11/2024
2	1/1 Foulkes St ALPHINGTON 3078	$1,285,000	02/10/2024
3	4/1 Marshall Pl CLIFTON HILL 3068	$1,320,000	12/09/2024

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: 07/01/2025 10:48

Nelson Alexander



4 3 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
07/01/2024 - 06/01/2025: $975,000

Comparable Properties



2/6 Westfield St NORTHCOTE 3070 (REI)

3 2 1

Price: $1,300,000
Method: Private Sale
Date: 02/11/2024
Property Type: Residential Warehouse (Res)

Agent Comments



1/1 Foulkes St ALPHINGTON 3078 (REI)

3 3 1

Price: $1,285,000
Method: Private Sale
Date: 02/10/2024
Property Type: Townhouse (Res)

Agent Comments

4/1 Marshall Pl CLIFTON HILL 3068 (REI/VG)

3 - -

Price: $1,320,000
Method: Private Sale
Date: 12/09/2024
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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