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	217 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,800,000 Property Type House 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	227 Darebin Rd THORNBURY 3071	$1,192,500	07/11/2024
2	295 Arthur St FAIRFIELD 3078	$1,200,000	24/10/2024
3	350 Victoria Rd THORNBURY 3071	$1,055,000	29/06/2024

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: 18/12/2024 09:55

217 Station Street, Fairfield Vic 3078

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3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 495 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2024: $1,800,000

Comparable Properties



227 Darebin Rd THORNBURY 3071 (REI)

3 2 2

Price: $1,192,500
Method: Private Sale
Date: 07/11/2024
Property Type: House

Agent Comments



295 Arthur St FAIRFIELD 3078 (REI)

3 2 3

Price: $1,200,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)

Agent Comments



350 Victoria Rd THORNBURY 3071 (REI/VG)

3 1 1

Price: $1,055,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 480 sqm approx

Agent Comments

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