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	21 Hudson Street, Fawkner Vic 3060

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $785,000 Property Type House Suburb Fawkner

Period - From 01/10/2024 to 31/12/2024 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	6 Vervale Av FAWKNER 3060	$580,000	07/01/2025
2	174 Mcbryde St FAWKNER 3060	$585,000	09/11/2024
3	4 Undera Ct FAWKNER 3060	$620,000	13/09/2024

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: 26/02/2025 13:42

21 Hudson Street, Fawkner Vic 3060

Anthony Monteleone
9387 5888
0408 081 000
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3 1 1

Property Type: House
Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median House Price
December quarter 2024: $785,000

Comparable Properties



6 Vervale Av FAWKNER 3060 (REI)

3 1 2

Price: $580,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 300 sqm approx

Agent Comments

174 Mcbryde St FAWKNER 3060 (VG)

3 - -

Price: $585,000
Method: Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



4 Undera Ct FAWKNER 3060 (REI/VG)

3 1 2

Price: $620,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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