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<br>Including suburb and postcode | 38 Mcgregor Street, Fairfield Vic 3078 |

## Indicative selling price

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

Single price $2,465,000

## Median sale price

Median price $1,485,500 Property Type House Suburb Fairfield

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 | 8 Ballinamona St FAIRFIELD 3078 | $2,500,000 | 01/03/2025 |
| 2 | 5 Vivian St IVANHOE 3079 | $2,525,000 | 26/02/2025 |
| 3 | 22 Gordon St FAIRFIELD 3078 | $2,600,000 | 26/10/2024 |

**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: 26/03/2025 12:11

# 38 Mcgregor Street, Fairfield Vic 3078

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4 2 2

**Rooms:** 5
**Property Type:** House
**Land Size:** 585 sqm approx

**Indicative Selling Price**
$2,465,000
**Median House Price**
December quarter 2024: $1,485,500

Agent Comments

A visionary reimagining of mid-century architecture has given rise to this stunning 6-star energy rated sanctuary highlighted by a breathtaking family living zone overlooking a landscaped north-facing rear pool and entertainment oasis.

## Comparable Properties



**8 Ballinamona St FAIRFIELD 3078 (REI)**

4 2 2

**Price:** $2,500,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** House (Res)
**Land Size:** 598 sqm approx

Agent Comments



**5 Vivian St IVANHOE 3079 (REI)**

4 3 2

**Price:** $2,525,000
**Method:** Sold Before Auction
**Date:** 26/02/2025
**Property Type:** House (Res)
**Land Size:** 558 sqm approx

Agent Comments



**22 Gordon St FAIRFIELD 3078 (REI/VG)**

3 1 1

**Price:** $2,600,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)
**Land Size:** 446 sqm approx

Agent Comments



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