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	25 Langridge Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,700,000 & $1,870,000

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 Hillside Av NORTHCOTE 3070	$1,600,000	19/10/2024
2	98b Mitchell St NORTHCOTE 3070	$1,687,500	21/11/2024
3	13a Fulham Rd ALPHINGTON 3078	$1,780,000	14/12/2024

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: 20/02/2025 15:11

25 Langridge Street, Fairfield Vic 3078

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3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
December quarter 2024: $1,485,500

Comparable Properties



8 Hillside Av NORTHCOTE 3070 (REI/VG)

3 2 2

Price: $1,600,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



98b Mitchell St NORTHCOTE 3070 (REI/VG)

3 2 1

Price: $1,687,500
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 187 sqm approx

Agent Comments



13a Fulham Rd ALPHINGTON 3078 (REI/VG)

4 2 2

Price: $1,780,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments

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