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	195 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	2 Mitchell St FAIRFIELD 3078	$1,400,000	06/01/2025
2	176 Rathmines St FAIRFIELD 3078	$1,640,000	30/10/2024
3	8 Hillside Av NORTHCOTE 3070	$1,600,000	19/10/2024

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: 11/03/2025 16:50

195 Gillies Street, Fairfield Vic 3078

Justin Mellar
03 9403 9300
0417 996 627
justinmellar@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
December quarter 2024: $1,485,500

Comparable Properties



2 Mitchell St FAIRFIELD 3078 (REI)

3 1 2

Price: $1,400,000
Method: Private Sale
Date: 06/01/2025
Property Type: House

Agent Comments



176 Rathmines St FAIRFIELD 3078 (REI/VG)

3 2 1

Price: $1,640,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments



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

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