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	13 Birchwood Street, Fawkner Vic 3060

Indicative selling price

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

Range between $680,000 & $730,000

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	7 Norfolk Ct FAWKNER 3060	$725,000	23/01/2025
2	99 Denys St FAWKNER 3060	$730,000	30/11/2024
3	55 Hudson St FAWKNER 3060	$720,000	15/10/2024

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: 19/03/2025 08:50

13 Birchwood Street, Fawkner Vic 3060

Nelson Alexander



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median House Price
December quarter 2024: $785,000

Comparable Properties



7 Norfolk Ct FAWKNER 3060 (REI/VG)

3 1 4

Price: $725,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 780 sqm approx

Agent Comments



99 Denys St FAWKNER 3060 (REI/VG)

3 1 3

Price: $730,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



55 Hudson St FAWKNER 3060 (VG)

3 - -

Price: $720,000
Method: Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

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