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	2/65-67 ARGYLE STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$585,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,250	Property type	Unit	Suburb	Fawkner
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
6 VERVALE AVENUE FAWKNER VIC 3060	$580,000	22-Dec-24
1/25 BECCLES STREET FAWKNER VIC 3060	$606,000	14-Dec-24
5 GLYNDA STREET FAWKNER VIC 3060	$628,500	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025

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6 VERVALE AVENUE FAWKNER VIC 3060

3 1 1

Sold Price **$580,000** Sold Date **22-Dec-24**

Distance **0.85km**

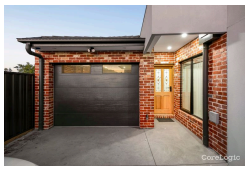


1/25 BECCLES STREET FAWKNER VIC 3060

3 1 1

Sold Price **$606,000** Sold Date **14-Dec-24**

Distance **2.3km**



5 GLYNDA STREET FAWKNER VIC 3060

3 1 1

Sold Price RS **$628,500** Sold Date **01-Mar-25**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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