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	9 Mcgregor Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	176 Rathmines St FAIRFIELD 3078	$1,640,000	30/10/2024
2	52 Jenkins St NORTHCOTE 3070	$1,675,000	30/10/2024
3	191 Mitchell St NORTHCOTE 3070	$1,756,000	29/10/2024

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: 17/03/2025 16:50

9 Mcgregor Street, Fairfield Vic 3078

Paula Beavis
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4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2024: $1,485,500

Comparable Properties



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



52 Jenkins St NORTHCOTE 3070 (REI/VG)

3 2 1

Price: $1,675,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



191 Mitchell St NORTHCOTE 3070 (REI/VG)

3 2 3

Price: $1,756,000
Method: Auction Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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