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	8b Duncan Street, Fairfield Vic 3078

Indicative selling price

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

Single price $1,290,000

Median sale price

Median price $526,500 Property Type Unit Suburb Fairfield

Period - From 01/07/2025 to 30/09/2025 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	255c Rathmines St FAIRFIELD 3078	$1,250,000	17/09/2025
2	184c Gillies St FAIRFIELD 3078	$1,400,000	05/08/2025
3	10c Perry St ALPHINGTON 3078	$1,345,000	26/05/2025

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: 16/10/2025 12:05

8b Duncan Street, Fairfield Vic 3078

JellisCraig

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3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,290,000
Median Unit Price
September quarter 2025: $526,500

Comparable Properties



255c Rathmines St FAIRFIELD 3078 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)

Agent Comments



184c Gillies St FAIRFIELD 3078 (REI/VG)

3 2 1

Price: $1,400,000
Method: Private Sale
Date: 05/08/2025
Property Type: Townhouse (Single)
Land Size: 290 sqm approx

Agent Comments

10c Perry St ALPHINGTON 3078 (VG)

3 - -

Price: $1,345,000
Method: Sale
Date: 26/05/2025
Property Type: Townhouse (Conjoined)

Agent Comments

REIV THE DIFFERENCE

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