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	25 Darling Street, Fairfield Vic 3078

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,940,000 Property Type House Suburb Fairfield

Period - From 01/04/2025 to 30/06/2025 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	12 Langston St NORTHCOTE 3070	$2,530,000	05/07/2025
2	22 Howitt St NORTHCOTE 3070	$2,820,000	02/08/2025
3	26a Wales St NORTHCOTE 3070	$2,905,000	01/03/2025

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: 27/08/2025 10:35

25 Darling Street, Fairfield Vic 3078

JellisCraig

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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
June quarter 2025: $1,940,000

Comparable Properties



12 Langston St NORTHCOTE 3070 (REI)

4 2 2

Price: $2,530,000
Method: Private Sale
Date: 05/07/2025
Property Type: House

Agent Comments



22 Howitt St NORTHCOTE 3070 (REI)

4 4 2

Price: $2,820,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)

Agent Comments



26a Wales St NORTHCOTE 3070 (REI)

4 3 2

Price: $2,905,000
Method: Private Sale
Date: 01/03/2025
Property Type: House

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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