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	28 Margaret Street, Fawkner Vic 3060

Indicative selling price

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

Range between $860,000 & $900,000

Median sale price

Median price $825,000 Property Type House Suburb Fawkner

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	4 Brooks St FAWKNER 3060	$874,500	04/06/2025
2	65 Lynch Rd FAWKNER 3060	$870,000	10/05/2025
3	44 William St FAWKNER 3060	$885,000	07/04/2025

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: 06/10/2025 17:23

28 Margaret Street, Fawkner Vic 3060

Angelo Bafunno
0414 585 777
abafunno@bigginscott.com.au



Property Type:
Agent Comments

Indicative Selling Price
$860,000 - $900,000
Median House Price
September quarter 2025: $825,000

Comparable Properties



4 Brooks St FAWKNER 3060 (REI/VG)

3 | 1 | 4

Price: $874,500
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House
Land Size: 658 sqm approx

Agent Comments



65 Lynch Rd FAWKNER 3060 (REI/VG)

3 | 1 | 2

Price: $870,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



44 William St FAWKNER 3060 (VG)

3 | - | -

Price: $885,000
Method: Sale
Date: 07/04/2025
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

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