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	166 Anderson Road, Fawkner Vic 3060

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $810,000 Property Type House Suburb Fawkner

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	11 Oulton St FAWKNER 3060	$800,000	26/07/2025
2	10 Shaw St FAWKNER 3060	$735,000	17/07/2025
3	17 Basil St FAWKNER 3060	$797,000	21/06/2025

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: 11/09/2025 11:09

166 Anderson Road, Fawkner Vic 3060

JellisCraig

Christian Lonzi
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4 2 3

Property Type: House
Land Size: 585 sqm approx

Indicative Selling Price
$720,000 - $790,000
Median House Price
June quarter 2025: $810,000

Agent Comments

This superb family home will sure to delight those wanting a full sized family living. Moments to local shopping, Campbellfield Plaza, Moomba Primary School, buses, Gowrie train station as well as Moomba Park bike trails, and the Western Ring Road, it offers a lifestyle of enviable convenience.

Comparable Properties



11 Oulton St FAWKNER 3060 (REI)

3 1 3

Price: $800,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

Both properties share similar land content. Inferior as the property does not offer an additional bedroom space. Superior as the property is not on a main road.



10 Shaw St FAWKNER 3060 (REI)

3 1 3

Price: $735,000
Method: Sold Before Auction
Date: 17/07/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Both properties share the same land content and are within close proximity to one another. Inferior as the property lacks an additional bedroom space and small internally. Superior position.



17 Basil St FAWKNER 3060 (REI/VG)

3 1 2

Price: $797,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments

Superior finishes internally. Inferior land content.

REIV THE DIFFERENCE | propertydata.com.au

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