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	66 Alec Crescent, Fawkner Vic 3060

Indicative selling price

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

Range between $880,000 & $940,000

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	50 Birchwood St FAWKNER 3060	$1,138,000	19/11/2025
2	32 Birchwood St FAWKNER 3060	$1,055,000	09/09/2025
3	58 Birchwood St FAWKNER 3060	$925,000	24/08/2025

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: 06/01/2026 10:40

66 Alec Crescent, Fawkner Vic 3060

JellisCraig

Erhan Kalistu
(03) 9989 9575
0406 062 280
ErhanKalistu@jelliscraig.com.au

Indicative Selling Price
$880,000 - $940,000
Median House Price
September quarter 2025: $825,000



4 3 4

Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Comparable Properties



50 Birchwood St FAWKNER 3060 (REI)

4 2 3

Price: $1,138,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)

Agent Comments

Seemingly better condition and larger build size.



32 Birchwood St FAWKNER 3060 (REI/VG)

4 3 4

Price: $1,055,000
Method: Sold Before Auction
Date: 09/09/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Seemingly better condition and larger build size.



58 Birchwood St FAWKNER 3060 (REI/VG)

4 1 2

Price: $925,000
Method: Private Sale
Date: 24/08/2025
Property Type: House
Land Size: 917 sqm approx

Agent Comments

Inferior condition, larger land size.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata .com.au

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