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<br>Including suburb and postcode | 1/42 Gillies Street, Fairfield Vic 3078 |

## Indicative selling price

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

Range between $310,000 & $319,000

## 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 | 5/57 Gillies St FAIRFIELD 3078 | $320,000 | 04/08/2025 |
| 2 | 1/133 Clarke St NORTHCOTE 3070 | $315,000 | 23/07/2025 |
| 3 | 8/30 Rathmines St FAIRFIELD 3078 | $335,000 | 28/04/2025 |

**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: 22/10/2025 09:50