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	1 Ballinamona Street, Fairfield Vic 3078

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,730,000 Property Type House 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	378 Clarke St NORTHCOTE 3070	$1,300,000	23/10/2025
2	1a Lees St NORTHCOTE 3070	$1,410,000	09/10/2025
3	26 Smith St ALPHINGTON 3078	$1,465,000	13/06/2025

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: 17/11/2025 17:07

1 Ballinamona Street, Fairfield Vic 3078

JellisCraig

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
September quarter 2025: $1,730,000

Comparable Properties



378 Clarke St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,300,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments



1a Lees St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,410,000
Method: Auction Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



26 Smith St ALPHINGTON 3078 (REI/VG)

3 1 2

Price: $1,465,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 600 sqm approx

Agent Comments

REIV THE DIFFERENCE

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