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	48 Mcgregor Street, Fairfield Vic 3078

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	23a Langridge St FAIRFIELD 3078	$1,197,000	30/08/2025
2	22d Separation St FAIRFIELD 3078	$1,020,000	31/07/2025
3	22a Ellesmere St NORTHCOTE 3070	$1,160,000	28/05/2025

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: 19/11/2025 15:59

48 Mcgregor Street, Fairfield Vic 3078

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



2 1 2

Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,730,000

Comparable Properties



23a Langridge St FAIRFIELD 3078 (REI/VG)

2 1 2

Price: $1,197,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)

Agent Comments



22d Separation St FAIRFIELD 3078 (REI/VG)

3 1 1

Price: $1,020,000
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)

Agent Comments



22a Ellesmere St NORTHCOTE 3070 (REI/VG)

2 1 1

Price: $1,160,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 176 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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