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	1/10-12 Separation Street, Fairfield Vic 3078

Indicative selling price

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

Single price $395,000

Median sale price

Median price $597,000 Property Type Unit Suburb Fairfield

Period - From 01/01/2025 to 31/12/2025 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	9/113 Darebin Rd THORNBURY 3071	$370,000	10/11/2025
2	3/69 Station St FAIRFIELD 3078	$435,000	16/10/2025
3	6/35 Grange Rd FAIRFIELD 3078	$375,000	03/10/2025

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: 12/01/2026 12:36

1/10-12 Separation Street, Fairfield Vic 3078

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$395,000
Median Unit Price
Year ending December 2025: $597,000

Comparable Properties



9/113 Darebin Rd THORNBURY 3071 (REI)

1 | 1 | 1

Price: $370,000
Method: Private Sale
Date: 10/11/2025
Property Type: Unit

Agent Comments

3/69 Station St FAIRFIELD 3078 (REI/VG)

1 | 1 | -

Price: $435,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment

Agent Comments



6/35 Grange Rd FAIRFIELD 3078 (REI/VG)

1 | 1 | 1

Price: $375,000
Method: Private Sale
Date: 03/10/2025
Rooms: 1
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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