

# 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

11 Oulton Street, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$789,000

Property Type House

Suburb Fawkner

Period - From 30/06/2024

to

29/06/2025

Source

Property Data

### 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	48 Leighton Cr FAWKNER 3060	\$685,000	21/05/2025
2	16 Dorothy St FAWKNER 3060	\$690,000	01/03/2025
3	12 Oliver Ct FAWKNER 3060	\$670,000	08/02/2025

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:

30/06/2025 17:02



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median House Price**  
30/06/2024 - 29/06/2025: \$789,000

## Comparable Properties



**48 Leighton Cr FAWKNER 3060 (REI)**

**Agent Comments**



**Price:** \$685,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**16 Dorothy St FAWKNER 3060 (REI/VG)**

**Agent Comments**



**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**12 Oliver Ct FAWKNER 3060 (REI/VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655