## 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	25 Rathmines Street, Fairfield Vic 3078
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000

### Median sale price

Median price	\$1,940,000	Pro	perty Type	House		Suburb	Fairfield
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	344 Clarke St NORTHCOTE 3070	\$2,360,000	05/04/2025
2	203 Gillies St FAIRFIELD 3078	\$2,600,000	04/04/2025
3	8 Ballinamona St FAIRFIELD 3078	\$2,500,000	01/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/07/2025 12:09





Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

**Indicative Selling Price** \$2,300,000 - \$2,500,000 **Median House Price** June quarter 2025: \$1,940,000





Property Type: House (Res) **Agent Comments** 

# Comparable Properties



344 Clarke St NORTHCOTE 3070 (REI/VG)

Price: \$2,360,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 491 sqm approx

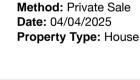
**Agent Comments** 



203 Gillies St FAIRFIELD 3078 (REI)

Price: \$2,600,000

Agent Comments



8 Ballinamona St FAIRFIELD 3078 (REI/VG)

Price: \$2,500,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 598 sqm approx

**Agent Comments** 

Account - Jellis Craig | P: 03 9403 9300



