

## 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

1/3 JAMES STREET FAWKNER VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Other

Suburb

Fawkner

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2B TUCKER STREET FAWKNER VIC 3060   | \$720,000 | 30-May-25 |
| 2/23 MUTTON ROAD FAWKNER VIC 3060   | \$707,500 | 07-Jun-25 |
| 2/60 MURRAY STREET FAWKNER VIC 3060 | \$750,000 | 18-Apr-25 |

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 6 months.~~

This Statement of Information was prepared on: 07 August 2025



**2B TUCKER STREET FAWKNER VIC 3060** Sold Price **\$720,000** Sold Date **30-May-25**

3 2 1

Distance **0.35km**



**2/23 MUTTON ROAD FAWKNER VIC 3060** Sold Price <sup>RS</sup> **\$707,500** <sup>UN</sup> Sold Date **07-Jun-25**

3 2 1

Distance **0.51km**



**2/60 MURRAY STREET FAWKNER VIC 3060** Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **18-Apr-25**

3 2 1

Distance **1.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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