### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/35 Park Crescent, Fairfield Vic 3078

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ween \$470,000		&		\$510,000					
Median sale price										
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Fairfield		
Period - From	01/04/2025	to	30/06/2025	5	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/198 Station St FAIRFIELD 3078	\$490,000	06/06/2025
2	131 Wiltshire Dr KEW 3101	\$550,000	19/03/2025
3			

OR

**B**<sup>\*</sup> 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:

21/07/2025 13:29



# **JellisCraig**





**Property Type:** Apartment Agent Comments

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

> Indicative Selling Price \$470,000 - \$510,000 Median Unit Price June quarter 2025: \$600,000

## **Comparable Properties**

4/198 Station St FAIRFIELD 3078 (REI) Image: 1 Image: 1	Agent Comments
131 Wiltshire Dr KEW 3101 (REI/VG)   1 1   1 1   Price: \$550,000   Method: Private Sale   Date: 19/03/2025   Property Type: Apartment	Agent Comments

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.

#### Account - Jellis Craig | P: 03 9403 9300



property data

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