

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

9/35 Park Crescent, Fairfield Vic 3078

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$600,000

Property Type Unit

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	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* 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:

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

June quarter 2025: \$600,000



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Comparable Properties



4/198 Station St FAIRFIELD 3078 (REI)

Agent Comments

1 Bed 1 Bath - Car

Price: \$490,000

Method: Auction Sale

Date: 06/06/2025

Property Type: Unit



131 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$550,000

Method: Private Sale

Date: 19/03/2025

Property Type: Apartment

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.