

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

29 Rushall Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,940,000

Property 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	Price	Date of sale
1	3 Separation St ALPHINGTON 3078	\$1,625,000	29/06/2025
2	14a Kellett St NORTHCOTE 3070	\$1,451,000	20/05/2025
3	60 South Cr NORTHCOTE 3070	\$1,535,000	12/04/2025

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:

31/07/2025 17:10

Sam Rigopoulos
03 9403 9300
0425 834 583

samrigopoulos@jelliscraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

June quarter 2025: \$1,940,000



Property Type: Strata Unit/Flat

Land Size: 278 sqm approx

Agent Comments

Comparable Properties



3 Separation St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 29/06/2025

Property Type: House (Res)



14a Kellett St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,451,000

Method: Sold Before Auction

Date: 20/05/2025

Property Type: House (Res)

Land Size: 240 sqm approx



60 South Cr NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,535,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 178 sqm approx