

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 59 Alec Crescent, Fawkner Vic 3060

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$855,500 Property Type House Suburb Fawkner

Period - From 01/07/2025 to 30/06/2026 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 Frederick St FAWKNER 3060	\$730,000	12/06/2026
2	15 Birchwood St FAWKNER 3060	\$730,000	19/03/2026
3	4 Janice Ct FAWKNER 3060	\$720,000	23/01/2026

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: 03/07/2026 18:31



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Property Type: House
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending June 2026: \$855,500

Comparable Properties



3 Frederick St FAWKNER 3060 (REI/VG)

Agent Comments

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 3

Price: \$730,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: House (Res)
Land Size: 567 sqm approx



15 Birchwood St FAWKNER 3060 (REI/VG)

Agent Comments

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Price: \$730,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 585 sqm approx



4 Janice Ct FAWKNER 3060 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 685 sqm approx

Account - VICPROP | P: 03 8888 1011