

# 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

184C Gillies Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,006,000

Property Type Townhouse

Suburb Fairfield

Period - From 07/07/2024

to

06/07/2025

Source Property Data

### 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	156c Mansfield St THORNBURY 3071	\$1,450,000	26/04/2025
2	3/99 St David St THORNBURY 3071	\$1,410,000	23/04/2025
3	174b Gooch St THORNBURY 3071	\$1,290,000	05/04/2025

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:

07/07/2025 16:10



 3  2  1

**Property Type:** Townhouse

**Land Size:** 290 sqm approx

**Agent Comments**

Additional off street parking

## Comparable Properties



**156c Mansfield St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 26/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 223 sqm approx



**3/99 St David St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  3  1

**Price:** \$1,410,000

**Method:** Private Sale

**Date:** 23/04/2025

**Property Type:** Townhouse (Single)



**174b Gooch St THORNBURY 3071 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 233 sqm approx