

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

2/5 EVANS STREET FAIRFIELD VIC 3078

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

2/305 STATION STREET FAIRFIELD VIC 3078	\$675,000	17-May-25
2/19 RATHMINES STREET FAIRFIELD VIC 3078	\$630,000	26-Mar-25
2/115 GILLIES STREET FAIRFIELD VIC 3078	\$655,000	26-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 04 August 2025



2/305 STATION STREET FAIRFIELD VIC 3078 Sold Price **\$675,000** Sold Date **17-May-25**

 2  1  1

Distance **0.99km**



2/19 RATHMINES STREET FAIRFIELD VIC 3078 Sold Price **\$630,000** Sold Date **26-Mar-25**

 2  1  1

Distance **1.14km**



2/115 GILLIES STREET FAIRFIELD VIC 3078 Sold Price **\$655,000** Sold Date **26-Mar-25**

 2  1  1

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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