

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

5/259 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$440,000

&

\$460,000

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	3/44 South Cr NORTHCOTE 3070	\$460,000	08/04/2025
2	314/44 Gillies St FAIRFIELD 3078	\$452,700	22/03/2025
3	3/30 Rathmines St FAIRFIELD 3078	\$428,000	14/02/2025

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:

09/07/2025 10:12



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Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
June quarter 2025: \$600,000



1 1 1

Property Type:
Agent Comments

Comparable Properties



3/44 South Cr NORTHCOTE 3070 (REI/VG) **Agent Comments**

1 1 1

Price: \$460,000
Method: Private Sale
Date: 08/04/2025
Property Type: Unit



314/44 Gillies St FAIRFIELD 3078 (REI/VG) **Agent Comments**

1 1 1

Price: \$452,700
Method: Private Sale
Date: 22/03/2025
Property Type: Apartment



3/30 Rathmines St FAIRFIELD 3078 (VG) **Agent Comments**

1 - -

Price: \$428,000
Method: Sale
Date: 14/02/2025
Property Type: Strata Flat - Single OYO Flat

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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