

# 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

246 Arthur 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,643,500

Property Type House

Suburb Fairfield

Period - From 01/01/2025

to

31/03/2025

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	252 Arthur St FAIRFIELD 3078	\$1,250,000	03/04/2025
2	149 Victoria Rd NORTHCOTE 3070	\$1,120,000	12/02/2025
3			

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:

23/06/2025 16:41



3 1 1

**Property Type:** House  
**Land Size:** 392 sqm approx  
**Agent Comments**

## Comparable Properties



**252 Arthur St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 03/04/2025  
**Property Type:** House  
**Land Size:** 495 sqm approx



**149 Victoria Rd NORTHCOTE 3070 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,120,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2025  
**Property Type:** House (Res)  
**Land Size:** 471 sqm approx

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.