

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

4/20 MORAY STREET FAWKNER VIC 3060

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,250

Property type

Unit

Suburb

Fawkner

Period-from

01 May 2025

to

30 Apr 2026

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

1/29 SOUTH STREET HADFIELD VIC 3046	\$480,000	17-Apr-26
1/1070 SYDNEY ROAD FAWKNER VIC 3060	\$485,000	23-Mar-26

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: 28 May 2026



1/29 SOUTH STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$480,000** Sold Date **17-Apr-26**

2 1 1

Distance **1.38km**



1/1070 SYDNEY ROAD FAWKNER VIC 3060 Sold Price

^{RS} **\$485,000** Sold Date **23-Mar-26**

2 1 1

Distance **1.03km**

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

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