

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

80 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

Median sale price

Median price \$1,769,500

Property Type House

Suburb Fairfield

Period - From 17/04/2025

to

16/04/2026

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	14 Naron Rd ALPHINGTON 3078	\$2,170,000	04/03/2026
2	1/26 Glanfield St NORTHCOTE 3070	\$2,335,000	21/02/2026
3	3 Vauxhall Rd NORTHCOTE 3070	\$2,375,000	18/12/2025

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:

17/04/2026 11:57



 4  2  1

Property Type: House (Res)

Land Size: 505 sqm approx

Agent Comments

Comparable Properties



14 Naroon Rd ALPHINGTON 3078 (REI)

Agent Comments

 4  2  2

Price: \$2,170,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House (Res)

Land Size: 599 sqm approx



1/26 Glanfield St NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,335,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 253 sqm approx



3 Vauxhall Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,375,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 528 sqm approx