

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

93 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,675,000 Property Type House Suburb Fairfield

Period - From 01/10/2025 to 31/12/2025 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	80 James St NORTHCOTE 3070	\$2,371,000	21/02/2026
2	38 View St ALPHINGTON 3078	\$2,650,000	11/03/2026
3	31 Rushall St FAIRFIELD 3078	\$2,690,000	04/12/2025

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:

08/04/2026 11:40



Property Type: House

Land Size: 598 sqm approx

Agent Comments

Comparable Properties



80 James St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,371,000

Method:

Date: 21/02/2026

Property Type: House



38 View St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$2,650,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)

Land Size: 601 sqm approx



31 Rushall St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$2,690,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)

Land Size: 736 sqm approx