

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

3/224 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$995,500 Property Type Townhouse Suburb Fairfield

Period - From 24/09/2024 to 23/09/2025 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	3/12 Sparks Av FAIRFIELD 3078	\$750,000	22/09/2025
2	388a Station St THORNBURY 3071	\$855,000	15/09/2025
3	4/14 Wynstay Cr IVANHOE 3079	\$817,000	07/06/2025

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:

24/09/2025 15:15



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Indicative Selling Price

\$770,000 - \$830,000

Median Townhouse Price

24/09/2024 - 23/09/2025: \$995,500



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



3/12 Sparks Av FAIRFIELD 3078 (REI)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 22/09/2025

Property Type: Townhouse (Single)



388a Station St THORNBURY 3071 (REI)

Agent Comments

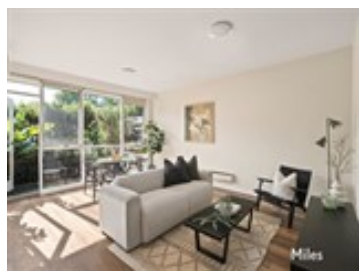
2 1 1

Price: \$855,000

Method: Private Sale

Date: 15/09/2025

Property Type: Townhouse (Single)



4/14 Wynstay Cr IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$817,000

Method: Auction Sale

Date: 07/06/2025

Rooms: 4

Property Type: Townhouse (Res)

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



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