

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

268a Station Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$1,059,000

Median sale price

Median price

\$1,749,000

Property Type

House

Suburb

Fairfield

Period - From

15/12/2024

to

14/12/2025

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	26 Dennis St NORTHCOTE 3070	\$995,000	05/08/2025
2	22D Separation St FAIRFIELD 3078	\$1,020,000	31/07/2025
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:

15/12/2025 09:16



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Indicative Selling Price

\$1,059,000

Median House Price

15/12/2024 - 14/12/2025: \$1,749,000



3 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties



26 Dennis St NORTHCOTE 3070 (REI)

Agent Comments

2 1 5

Price: \$995,000

Method:

Date: 05/08/2025

Property Type: House



22D Separation St FAIRFIELD 3078 (REI)

Agent Comments

3 1 1

Price: \$1,020,000

Method:

Date: 31/07/2025

Property Type: House

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.

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



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