

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

5/240 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Fairfield

Period - From 01/10/2024

to 30/09/2025

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	101/28-30 Station St FAIRFIELD 3078	\$655,000	09/10/2025
2	7/240 Arthur St FAIRFIELD 3078	\$675,000	02/10/2025
3	78/337 Station St THORBURY 3071	\$670,000	02/08/2025

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:

22/10/2025 15:55



2
 1
 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending September 2025: \$600,000

Comparable Properties



101/28-30 Station St FAIRFIELD 3078 (REI)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Private Sale

Date: 09/10/2025

Property Type: Apartment



7/240 Arthur St FAIRFIELD 3078 (REI)

Agent Comments

2
 1
 1

Price: \$675,000

Method: Private Sale

Date: 02/10/2025

Property Type: Apartment



78/337 Station St THORNBURY 3071 (REI/VG)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Private Sale

Date: 02/08/2025

Property Type: Apartment

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