

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

109/7 Railway Place, Fairfield Vic 3078

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$522,000

Property Type Unit

Suburb Fairfield

Period - From 01/04/2025

to 31/03/2026

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	212C/168 Victoria Rd NORTHCOTE 3070	\$630,000	16/03/2026
2	207/7-9 Railway PI FAIRFIELD 3078	\$630,000	17/11/2025
3	204/979 Heidelberg Rd IVANHOE 3079	\$666,000	20/10/2025

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:

16/04/2026 10:57



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending March 2026: \$522,000

Comparable Properties



212C/168 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment



207/7-9 Railway Pl FAIRFIELD 3078 (REI)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment



204/979 Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2
 2
 1

Price: \$666,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

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