

11/39A Park Crescent, Fairfield Vic 3078



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/ Flat

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending June 2026: \$506,000

Comparable Properties



39/26-36 High Street, Northcote 3070 (REI)

2 Bed 1 Bath 1 Car

Price: \$767,000

Method: Private Sale

Date: 21/07/2026

Property Type: Apartment

Agent Comments: Inferior location, Similar size & Similar accommodation



4/83 Wills Street, Kew 3101 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$750,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment

Agent Comments: Similar location, Similar size & Inferior condition



3/6 Green Street, Northcote 3070 (REI)

2 Bed 1 Bath 1 Car

Price: \$712,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment

Agent Comments: Inferior location, Similar size & Superior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11/39A Park Crescent, Fairfield Vic 3078

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$506,000 Unit x Suburb Fairfield

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

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
39/26-36 High Street, NORTHCOTE 3070	\$767,000	21/07/2026
4/83 Wills Street, KEW 3101	\$750,000	28/05/2026
3/6 Green Street, NORTHCOTE 3070	\$712,000	28/05/2026

This Statement of Information was prepared on:

31/08/2026 13:30