

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

118 Anderson Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$876,000 Property Type House Suburb Fawkner

Period - From 01/01/2026 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	4 Birchwood St FAWKNER 3060	\$855,000	04/05/2026
2	1296 Sydney Rd FAWKNER 3060	\$826,750	18/04/2026
3	20 Oulton St FAWKNER 3060	\$822,000	31/01/2026

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:

09/06/2026 15:49



Property Type: House

Land Size: 584 sqm approx

Agent Comments

Comparable Properties



4 Birchwood St FAWKNER 3060 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 04/05/2026

Property Type: House



1296 Sydney Rd FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$826,750

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 578 sqm approx



20 Oulton St FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$822,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 581 sqm approx