

126 Arthur Street, Fairfield Vic 3078



3 Bed 2 Bath - Car
Rooms: 6
Property Type: House
Land Size: 238 sqm approx
Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 March quarter 2024: \$1,626,000

Comparable Properties



280a Gillies Street, Fairfield 3078 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,365,000
Method: Auction Sale
Date: 02/05/2024
Property Type: House (Res)
Agent Comments: Contemporary townhouse of similar size and finish



245 Arthur Street, Fairfield 3078 (REI/VG)

3 Bed 1 Bath 1 Car
Price: \$1,300,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 306 sqm approx
Agent Comments: Single level reproduction Victorian; smaller building area



78 Mitchell Street, Northcote 3070 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,250,000
Method: Private Sale
Date: 18/05/2024
Property Type: House
Land Size: 208 sqm approx
Agent Comments: Simple single fronted terrace; less land and building area

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

126 Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,626,000

House

x

Suburb

Fairfield

Period - From

01/01/2024

to

31/03/2024

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
280a Gillies Street, FAIRFIELD 3078	\$1,365,000	02/05/2024
245 Arthur Street, FAIRFIELD 3078	\$1,300,000	10/02/2024
78 Mitchell Street, NORTHCOTE 3070	\$1,250,000	18/05/2024

This Statement of Information was prepared on:

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