

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

13a Sparks Avenue, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Fairfield

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	4/8 Coate Av ALPHINGTON 3078	\$1,570,000	21/02/2026
2	22a Mitchell St NORTHCOTE 3070	\$1,630,000	29/11/2025
3	19 Thomson St NORTHCOTE 3070	\$1,650,000	22/11/2025

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:

20/05/2026 14:20

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2026: \$2,100,000



3 2 1

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 287 sqm approx

Agent Comments

Comparable Properties



4/8 Coate Av ALPHINGTON 3078 (VG)

Agent Comments

2 - -

Price: \$1,570,000

Method: Sale

Date: 21/02/2026

Property Type: Townhouse (Conjoined)



22a Mitchell St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 3 1

Price: \$1,630,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



19 Thomson St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 210 sqm approx

Account - Jellis Craig | P: 03 9403 9300