

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

15 Edwin Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,420,000

&

\$1,480,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Fairfield

Period - From 01/04/2026

to

30/06/2026

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	13a Sparks Av FAIRFIELD 3078	\$1,627,500	05/06/2026
2	194a Arthur St FAIRFIELD 3078	\$1,478,000	11/05/2026
3	263 Gillies St FAIRFIELD 3078	\$1,401,500	23/03/2026

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:

19/08/2026 11:10



Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



13a Sparks Av FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,627,500

Method: Sold Before Auction

Date: 05/06/2026

Property Type: House (Res)



194a Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,478,000

Method: Sold Before Auction

Date: 11/05/2026

Property Type: House (Res)

Land Size: 303 sqm approx



263 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$1,401,500

Method: Sold Before Auction

Date: 23/03/2026

Property Type: House (Res)

Land Size: 335 sqm approx