

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

18 Mutton Road, Fawkner Vic 3060

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

\$850,000

Property Type

House

Suburb

Fawkner

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	18 Preston St FAWKNER 3060	\$742,500	18/07/2026
2	6 Mutton Rd FAWKNER 3060	\$840,000	17/04/2026
3	5 Mutton Rd FAWKNER 3060	\$690,000	21/03/2026

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:

14/09/2026 11:03

18 Mutton Road, Fawkner Vic 3060



Peter Leahy
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Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2026: \$850,000



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 623 sqm approx
Agent Comments

Comparable Properties



18 Preston St FAWKNER 3060 (REI)

Agent Comments

3 1 4

Price: \$742,500
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)

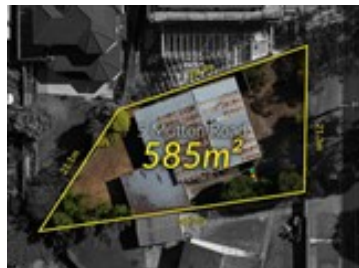


6 Mutton Rd FAWKNER 3060 (REI)

Agent Comments

3 1 3

Price: \$840,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 589 sqm approx



5 Mutton Rd FAWKNER 3060 (REI)

Agent Comments

3 1 2

Price: \$690,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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