

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

2/3 Moray Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$670,000

Property Type Unit

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	4a Brian St FAWKNER 3060	\$586,000	17/04/2026
2	2/8 Queens Pde FAWKNER 3060	\$629,500	14/03/2026
3	3/21 Bonwick St FAWKNER 3060	\$570,000	04/02/2026

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:

13/05/2026 11:52



2 2 1

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



4a Brian St FAWKNER 3060 (REI)

Agent Comments

2 1 2

Price: \$586,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: Unit



2/8 Queens Pde FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$629,500

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 101 sqm approx



3/21 Bonwick St FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: Unit