

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

207/9 Railway Place, Fairfield Vic 3078

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$727,000 Property Type Unit Suburb Fairfield

Period - From 01/01/2024 to 31/03/2024 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	8/138 Darebin Rd NORTHCOTE 3070	\$715,000	10/02/2024
2	312/23 Mills Blvd ALPHINGTON 3078	\$700,000	24/04/2024
3	205/405 High St NORTHCOTE 3070	\$700,000	05/12/2023

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:

04/06/2024 17:04



2
 2
 1

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$670,000 - \$720,000
Median Unit Price
 March quarter 2024: \$727,000

Comparable Properties



8/138 Darebin Rd NORTHCOTE 3070 (REI/VG) [Agent Comments](#)

2
 2
 1

Price: \$715,000
Method: Auction Sale
Date: 10/02/2024
Rooms: 3
Property Type: Apartment



312/23 Mills Blvd ALPHINGTON 3078 (REI) [Agent Comments](#)

2
 2
 1

Price: \$700,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment



205/405 High St NORTHCOTE 3070 (REI/VG) [Agent Comments](#)

2
 2
 1

Price: \$700,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354