

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

21 Glynda Street, Fawkner Vic 3060

Indicative selling price

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

Range between

\$790,000

&

\$840,000

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	138 McBryde St FAWKNER 3060	\$834,200	01/08/2026
2	26 Emma St FAWKNER 3060	\$850,000	10/06/2026
3	38 Hare St FAWKNER 3060	\$811,000	18/04/2026

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:

12/08/2026 15:18

21 Glynda Street, Fawkner Vic 3060

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

June quarter 2026: \$850,000



 3  1  2

Rooms: 6

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



138 McBryde St FAWKNER 3060 (REI)

Agent Comments

 3  1  3

Price: \$834,200

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Land Size: 628 sqm approx



26 Emma St FAWKNER 3060 (REI)

Agent Comments

 3  1  3

Price: \$850,000

Method: Private Sale

Date: 10/06/2026

Property Type: House (Res)

Land Size: 591 sqm approx



38 Hare St FAWKNER 3060 (REI)

Agent Comments

 3  1  4

Price: \$811,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 686 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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