

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

3/2 Jelf Court, Fawkner Vic 3060

Indicative selling price

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

Range between \$550,000

&

\$600,000

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	5/12 Shirley St FAWKNER 3060	\$545,000	19/03/2026
2	3/21 Bonwick St FAWKNER 3060	\$570,000	04/02/2026
3	2/23 Elsa St FAWKNER 3060	\$584,000	09/12/2025

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:

24/04/2026 09:44

Moe Sayyah
0399899575
0433 978 092
pascoevale@jellisrcraig.com.au

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2026: \$670,000



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



5/12 Shirley St FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 19/03/2026
Property Type: Unit



3/21 Bonwick St FAWKNER 3060 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000
Method: Sold Before Auction
Date: 04/02/2026
Property Type: Unit



2/23 Elsa St FAWKNER 3060 (REI/VG)

Agent Comments

2 1 1

Price: \$584,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: Unit

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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