

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

3/31 Hudson Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$625,000

Property Type Unit

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	2/3 Moray St FAWKNER 3060	\$597,000	04/06/2026
2	2/31 Hudson St FAWKNER 3060	\$630,000	11/05/2026
3	3/3 James St FAWKNER 3060	\$630,000	15/01/2026

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:

08/07/2026 12:27

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

June quarter 2026: \$625,000



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties

**2/3 Moray St FAWKNER 3060 (REI)**

Agent Comments

2 1 1

Price: \$597,000**Method:** Private Sale**Date:** 04/06/2026**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 142 sqm approx**2/31 Hudson St FAWKNER 3060 (REI/VG)**

Agent Comments

2 1 1

Price: \$630,000**Method:** Sold Before Auction**Date:** 11/05/2026**Property Type:** Townhouse (Single)**3/3 James St FAWKNER 3060 (REI/VG)**

Agent Comments

2 1 1

Price: \$630,000**Method:** Private Sale**Date:** 15/01/2026**Property Type:** Townhouse (Res)

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