

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

4/198 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$410,000

&

\$440,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Fairfield

Period - From 01/01/2025

to 31/03/2025

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	3/30 Rathmines St FAIRFIELD 3078	\$440,000	14/02/2025
2	6/6 Arthur St FAIRFIELD 3078	\$420,000	24/01/2025
3	5/200 Westgarth St NORTHCOTE 3070	\$451,800	10/01/2025

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:

13/05/2025 15:51

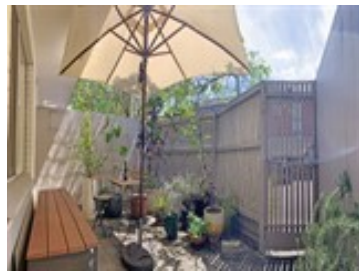


Property Type: Villa

Land Size: 107 sqm approx

Agent Comments

Comparable Properties



3/30 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 14/02/2025

Property Type: Apartment

Land Size: 56 sqm approx



6/6 Arthur St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 24/01/2025

Property Type: Unit



5/200 Westgarth St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$451,800

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment