# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/57 Station Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$450,000		&		\$480,000					
Median sale price										
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Fairfield		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	314/44 Gillies St FAIRFIELD 3078	\$452,700	22/03/2025
2	505/101 Parkview Rd ALPHINGTON 3078	\$462,500	25/02/2025
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:

05/05/2025 13:27









Rooms: 1 Property Type: Apartment Agent Comments Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

> Indicative Selling Price \$450,000 - \$480,000 Median Unit Price March quarter 2025: \$650,000

# **Comparable Properties**

314/44 Gillies St FAIRFIELD 3078 (REI/VG)   1 1   Price: \$452,700   Method: Private Sale   Date: 22/03/2025   Property Type: Apartment	Agent Comments
505/101 Parkview Rd ALPHINGTON 3078 (REI)   Image: 1 Image: 1   Price: \$462,500   Method: Private Sale   Date: 25/02/2025   Property Type: Apartment	Agent Comments
5/200 Westgarth St NORTHCOTE 3070 (REI/VG) 1 1 1 1 1 1 Price: \$451,800 Method: Private Sale Date: 10/01/2025 Property Type: Apartment	Agent Comments

Account - Jellis Craig | P: 03 9403 9300



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