

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

5/57 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between

\$450,000

&

\$480,000

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	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

Comparable Properties



314/44 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$452,700

Method: Private Sale

Date: 22/03/2025

Property Type: Apartment



505/101 Parkview Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$462,500

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment



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

Agent Comments



Price: \$451,800

Method: Private Sale

Date: 10/01/2025

Property Type: Apartment