

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 CLARA STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

3/21 BONWICK STREET FAWKNER VIC 3060	\$570,000	04-Feb-26
24A PIPER STREET FAWKNER VIC 3060	\$650,000	01-Dec-25
2/15 BROCKLEY ROAD FAWKNER VIC 3060	\$670,000	31-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 12 March 2026

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3/21 BONWICK STREET FAWKNER VIC 3060

2 1 1

Sold Price

\$570,000

Sold Date **04-Feb-26**

Distance

0.7km



24A PIPER STREET FAWKNER VIC 3060

3 2 2

Sold Price

\$650,000

Sold Date **01-Dec-25**

Distance

0.32km



2/15 BROCKLEY ROAD FAWKNER VIC 3060

3 1 1

Sold Price

^{RS} **\$670,000**

Sold Date **31-Jan-26**

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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