

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

2/3 EMMA 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

\$639,000

or range
between

&

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

2/8 FREDERICK STREET FAWKNER VIC 3060	\$655,000	25-Oct-25
4/24 DISNEY STREET FAWKNER VIC 3060	\$632,000	20-Sep-25
3/26 BONWICK STREET FAWKNER VIC 3060	\$647,500	20-Feb-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: 13 March 2026



2/8 FREDERICK STREET FAWKNER VIC 3060 Sold Price **\$655,000** Sold Date **25-Oct-25**

2 2 1

Distance **0.8km**



4/24 DISNEY STREET FAWKNER VIC 3060 Sold Price **\$632,000** Sold Date **20-Sep-25**

2 1 1

Distance **1.59km**



3/26 BONWICK STREET FAWKNER VIC 3060 Sold Price ^{RS} **\$647,500** Sold Date **20-Feb-26**

2 1 1

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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