

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

93 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,995,000

&

\$2,190,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Fairfield

Period - From 12/08/2025

to

11/08/2026

Source Property Data

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	9 Tobin Av NORTHCOTE 3070	\$2,000,000	13/06/2026
2	11 Cleveland St NORTHCOTE 3070	\$2,165,000	11/04/2026
3	14 Naroon Rd ALPHINGTON 3078	\$2,170,000	04/03/2026

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:

12/08/2026 09:40



4
 2
 3

Rooms: 6

Property Type: House

Land Size: 598 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,995,000 - \$2,190,000

Median House Price

12/08/2025 - 11/08/2026: \$1,800,000

Comparable Properties



9 Tobin Av NORTHCOTE 3070 (REI)

[Agent Comments](#)

3
 2
 1

Price: \$2,000,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)



11 Cleveland St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$2,165,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 421 sqm approx



14 Naroon Rd ALPHINGTON 3078 (REI/VG)

[Agent Comments](#)

4
 2
 2

Price: \$2,170,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: House (Res)

Land Size: 599 sqm approx

Account - BigginScott | P: 03 9426 4000