

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

25 Jukes Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$890,000

&

\$940,000

Median sale price

Median price \$831,250

Property Type House

Suburb Fawkner

Period - From 01/01/2025

to 31/12/2025

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	35 Lorne St FAWKNER 3060	\$920,000	28/02/2026
2	66 Alec Cr FAWKNER 3060	\$900,000	12/01/2026
3	153 Jukes Rd FAWKNER 3060	\$905,000	21/10/2025

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:

02/03/2026 11:08



4
 1
 2

Property Type: House
Land Size: 594 sqm approx
 Agent Comments

Indicative Selling Price
 \$890,000 - \$940,000
Median House Price
 Year ending December 2025: \$831,250

Comparable Properties



35 Lorne St FAWKNER 3060 (REI)

3
 1
 1

Price: \$920,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



66 Alec Cr FAWKNER 3060 (REI/VG)

4
 3
 4

Price: \$900,000
Method: Private Sale
Date: 12/01/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



153 Jukes Rd FAWKNER 3060 (REI/VG)

4
 1
 6

Price: \$905,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011