

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

1/1070 SYDNEY ROAD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jan 2025

to

31 Dec 2025

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

4/132 LORNE STREET FAWKNER VIC 3060	\$484,500	18-Aug-25
6/48 BAKERS ROAD COBURG NORTH VIC 3058	\$490,000	30-Aug-25
2/1082 SYDNEY ROAD FAWKNER VIC 3060	\$510,000	23-Oct-25

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: 27 January 2026



**4/132 LORNE STREET FAWKNER
VIC 3060**

2 1 1

Sold Price

\$484,500

Sold Date **18-Aug-25**

Distance **0.45km**



**6/48 BAKERS ROAD COBURG
NORTH VIC 3058**

2 1 1

Sold Price

^{RS} **\$490,000**

Sold Date **30-Aug-25**

Distance **0.99km**



**2/1082 SYDNEY ROAD FAWKNER
VIC 3060**

2 1 1

Sold Price

\$510,000

Sold Date **23-Oct-25**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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