

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
141 Anderson Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$790,000 & \$840,000

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	1/21 Sandra Av FAWKNER 3060	\$801,000	11/10/2025
2	10 Wurruk St FAWKNER 3060	\$809,000	20/09/2025
3	18 Hood Cr FAWKNER 3060	\$825,000	20/09/2025

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:

16/01/2026 17:50



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending December 2025: \$831,250

Comparable Properties



1/21 Sandra Av FAWKNER 3060 (REI/VG)



Agent Comments

Price: \$801,000

Method: Auction Sale

Date: 11/10/2025

Rooms: 5

Property Type: House (Res)

Land Size: 307 sqm approx



10 Wurruk St FAWKNER 3060 (REI/VG)



Agent Comments

Price: \$809,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 615 sqm approx



18 Hood Cr FAWKNER 3060 (REI/VG)



Agent Comments

Price: \$825,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 696 sqm approx

Account - VICPROP | P: 03 8888 1011