

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

18 TYSON 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,500

Property type

House

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

3 STAR COURT FAWKNER VIC 3060	\$1,030,000	13-Sep-25
134 JUKES ROAD FAWKNER VIC 3060	\$1,020,000	06-Dec-25
23 LOWSON STREET FAWKNER VIC 3060	\$1,002,000	15-Nov-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: 13 January 2026

**3 STAR COURT FAWKNER VIC 3060**

3 1 2

Sold Price

\$1,030,000

Sold Date

13-Sep-25

Distance

1.15km**134 JUKES ROAD FAWKNER VIC 3060**

3 1 1

Sold Price

^{RS} **\$1,020,000**

Sold Date

06-Dec-25

Distance

0.73km**23 LOWSON STREET FAWKNER VIC 3060**

3 1 2

Sold Price

\$1,002,000

Sold Date

15-Nov-25

Distance

0.22km**RS** = Recent sale**UN** = Undisclosed Sale

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