

## 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 2/209 MCBRYDE STREET, Fawkner, VIC 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$690,000

&

\$750,000

### Median sale price

Median price

\$830,000

Property Type

Townhouse

Suburb

Fawkner (3060)

Period - From

01/09/2025

to

28/02/2026

Source

Cotality

### Comparable property sales

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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
1/16 LOCK STREET, FAWKNER VIC 3060	\$725,000	05/01/2026
1/22 EMMA STREET, FAWKNER VIC 3060	\$735,000	07/02/2026
2/20 DENYS STREET, FAWKNER VIC 3060	\$728,000	20/09/2026

This Statement of Information was prepared on: 20/03/2026