

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

1278 Sydney Road, Fawkner Vic 3060

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	20 Welch St FAWKNER 3060	\$722,000	06/12/2025
2	8 Dowding CI FAWKNER 3060	\$731,000	24/09/2025
3	26 Margaret St FAWKNER 3060	\$760,000	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:

20/02/2026 17:29



3
 1
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending December 2025: \$831,250

Comparable Properties



20 Welch St FAWKNER 3060 (REI/VG)

Agent Comments

2
 2
 1

Price: \$722,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 265 sqm approx



8 Dowding CI FAWKNER 3060 (REI/VG)

Agent Comments

3
 2
 1

Price: \$731,000

Method: Auction Sale

Date: 24/09/2025

Property Type: House (Res)

Land Size: 379 sqm approx



26 Margaret St FAWKNER 3060 (REI/VG)

Agent Comments

3
 1
 1

Price: \$760,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 574 sqm approx

Account - VICPROP | P: 03 8888 1011