

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

1/22 William Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$631,125 Property Type Unit 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	2/23 Elsa St FAWKNER 3060	\$584,000	09/12/2025
2	1/13 Wymlet St FAWKNER 3060	\$590,000	08/10/2025
3	1a Lovely St FAWKNER 3060	\$583,000	23/08/2025

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:

13/01/2026 19:56



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending December 2025: \$631,125

Comparable Properties



2/23 Elsa St FAWKNER 3060 (REI)

Agent Comments

2 1 1

Price: \$584,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: Unit



1/13 Wymlet St FAWKNER 3060 (REI/VG)

Agent Comments

2 1 2

Price: \$590,000
Method: Auction Sale
Date: 08/10/2025
Property Type: Unit
Land Size: 306 sqm approx



1a Lovely St FAWKNER 3060 (REI/VG)

Agent Comments

2 2 1

Price: \$583,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit