

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 &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



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)

2 1 1

Price: \$584,000

Method: Sold Before Auction

Date: 09/12/2025

Property Type: Unit

Agent Comments



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

2 1 2

Price: \$590,000

Method: Auction Sale

Date: 08/10/2025

Property Type: Unit

Land Size: 306 sqm approx

Agent Comments



1a Lovely St FAWKNER 3060 (REI/VG)

2 2 1

Price: \$583,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit

Agent Comments

Account - VICPROP | P: 03 8888 1011