

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

1/27 Lynch Road, Fawkner Vic 3060

Indicative selling price

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

Range between \$685,000

&

\$750,000

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	1/10 Sandra Av FAWKNER 3060	\$740,000	11/11/2025
2	8/3 James St FAWKNER 3060	\$750,000	23/12/2025
3	1/26 Edward St FAWKNER 3060	\$745,000	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:

31/01/2026 15:24



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$685,000 - \$750,000

Median Unit Price

Year ending December 2025: \$631,125

Comparable Properties



1/10 Sandra Av FAWKNER 3060 (REI)

Agent Comments

3 3 2

Price: \$740,000

Method:

Date: 11/11/2025

Property Type: Townhouse (Single)



8/3 James St FAWKNER 3060 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 23/12/2025

Property Type: Townhouse (Single)



1/26 Edward St FAWKNER 3060 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)