

## 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)**

3 3 2

**Price:** \$740,000

**Method:**

**Date:** 11/11/2025

**Property Type:** Townhouse (Single)

Agent Comments



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

3 2 1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Townhouse (Single)

Agent Comments



**1/26 Edward St FAWKNER 3060 (REI)**

3 2 2

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)

Agent Comments

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