

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 8 Lowson Street, Fawkner Vic 3060
Including suburb and postcode

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	8 Dowding Cl FAWKNER 3060	\$731,000	24/09/2025
2	26 Margaret St FAWKNER 3060	\$760,000	20/09/2025
3	15 Edward St FAWKNER 3060	\$720,000	26/07/2025

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:

14/01/2026 18:00

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 530 sqm approx**Agent Comments****Indicative Selling Price**

\$700,000 - \$770,000

Median House Price

Year ending December 2025: \$831,250

Comparable Properties

**8 Dowding CI FAWKNER 3060 (REI/VG)****Agent Comments****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****Price:** \$760,000**Method:** Auction Sale**Date:** 20/09/2025**Property Type:** House (Res)**Land Size:** 574 sqm approx**15 Edward St FAWKNER 3060 (REI/VG)****Agent Comments****Price:** \$720,000**Method:** Auction Sale**Date:** 26/07/2025**Property Type:** House (Res)**Land Size:** 609 sqm approx**Account - VICPROP | P: 03 8888 1011**