

# 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

8 Lowson Street, Fawkner Vic 3060

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 CI 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



3 bedrooms 2 bathrooms 1 car

**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

3 bedrooms 2 bathrooms 1 car

**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

3 bedrooms 1 bathroom 1 car

**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

3 bedrooms 1 bathroom 3 cars

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx