

# 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

2/21 Lawson 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 \$749,000 & \$799,000

### 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	1/10 Sandra Av FAWKNER 3060	\$740,000	07/11/2025
2	24 Piper St FAWKNER 3060	\$783,000	14/02/2026
3	99 Lorne St FAWKNER 3060	\$780,000	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:

12/03/2026 18:11



3 bedrooms 2 bathrooms 2 cars

Property Type: House  
Agent Comments

Indicative Selling Price  
\$749,000 - \$799,000  
Median House Price  
Year ending December 2025: \$831,250

## Comparable Properties

1/10 Sandra Av FAWKNER 3060 (REI)

Agent Comments

3 bedrooms 3 bathrooms 2 cars

Price: \$740,000  
Method:  
Date: 07/11/2025  
Property Type: Unit



24 Piper St FAWKNER 3060 (REI)

Agent Comments

2 bedrooms 1 bathroom 2 cars

Price: \$783,000  
Method: Auction Sale  
Date: 14/02/2026  
Property Type: House (Res)  
Land Size: 282 sqm approx



99 Lorne St FAWKNER 3060 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$780,000  
Method: Auction Sale  
Date: 20/09/2025  
Property Type: House (Res)  
Land Size: 390 sqm approx

Account - VICPROP | P: 03 8888 1011



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