

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
1/59 QUEENS PARADE FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$750,000 & \$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

01 Jan 2025 to 31 Dec 2025 Cotality

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 6 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
1/3 JAMES STREET FAWKNER VIC 3060	\$760,000	22-Sep-25
2C MILLER STREET FAWKNER VIC 3060	\$800,000	18-Dec-25
2/21 SANDRA AVENUE FAWKNER VIC 3060	\$810,000	14-Nov-25

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 6 months.

This Statement of Information was prepared on: 16 January 2026



1/3 JAMES STREET FAWKNER VIC 3060

3 2 1

\$760,000 Sold Date **22-Sep-25**

Distance **1.03km**



2C MILLER STREET FAWKNER VIC 3060

4 2 1

^{RS} **\$800,000** Sold Date **18-Dec-25**

Distance **1.39km**



2/21 SANDRA AVENUE FAWKNER VIC 3060

4 2 2

\$810,000 Sold Date **14-Nov-25**

Distance **2.66km**

RS = Recent sale **UN** = Undisclosed Sale

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