

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

9/39 PARK CRESCENT FAIRFIELD VIC 3078

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Mar 2025

to

28 Feb 2026

Source

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

5/39A PARK CRESCENT FAIRFIELD VIC 3078	\$815,000	24-Aug-25
1/152 GILLIES STREET FAIRFIELD VIC 3078	\$721,000	29-Nov-24
8/4 RATHMINES STREET FAIRFIELD VIC 3078	\$708,000	12-Oct-24

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 March 2026



5/39A PARK CRESCENT FAIRFIELD VIC 3078 Sold Price

\$815,000 Sold Date **24-Aug-25**

 2  1  1

Distance **0km**



1/152 GILLIES STREET FAIRFIELD VIC 3078 Sold Price

\$721,000 Sold Date **29-Nov-24**

 2  1  1

Distance **1.45km**



8/4 RATHMINES STREET FAIRFIELD VIC 3078 Sold Price

\$708,000 Sold Date **12-Oct-24**

 2  1  1

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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