

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

1/43 James Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

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	15a Murray St FAWKNER 3060	\$991,000	26/02/2026
2	11 Disney St FAWKNER 3060	\$975,000	14/01/2026
3	86 William St FAWKNER 3060	\$951,000	12/12/2025

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: 17/03/2026 17:11



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Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending December 2025: \$831,250

Comparable Properties



15a Murray St FAWKNER 3060 (REI)

Agent Comments

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  2

Price: \$991,000

Method: Auction Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 334 sqm approx



11 Disney St FAWKNER 3060 (VG)

Agent Comments

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Price: \$975,000

Method: Sale

Date: 14/01/2026

Property Type: House (Res)

Land Size: 632 sqm approx



86 William St FAWKNER 3060 (REI/VG)

Agent Comments

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  2
  2

Price: \$951,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 393 sqm approx

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