

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

23 Hudson Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$800,000 & \$880,000

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 Lawson St FAWKNER 3060	\$850,000	12/02/2026
2	5 Ledger Av FAWKNER 3060	\$803,000	30/10/2025
3	2 Dorothy St FAWKNER 3060	\$810,000	16/10/2025

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:

13/03/2026 16:44



3 bedrooms 1 bathroom 4 cars

Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2025: \$831,250

Comparable Properties



8 Lawson St FAWKNER 3060 (REI)

Agent Comments

3 bedrooms 2 bathrooms 4 cars

Price: \$850,000
Method: Private Sale
Date: 12/02/2026
Property Type: House (Res)



5 Ledger Av FAWKNER 3060 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$803,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 679 sqm approx



2 Dorothy St FAWKNER 3060 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$810,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 580 sqm approx