

# 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

2/31 Hudson 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 \$580,000 & \$630,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Fawkner

Period - From 01/01/2026 to 31/03/2026 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	3/10 Shirley St FAWKNER 3060	\$630,000	31/03/2026
2	3/3 James St FAWKNER 3060	\$630,000	15/01/2026
3	2/23 Elsa St FAWKNER 3060	\$584,000	09/12/2025

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:

22/04/2026 15:45

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2   1   1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$580,000 - \$630,000

**Median Unit Price**

March quarter 2026: \$670,000

## Comparable Properties



**3/10 Shirley St FAWKNER 3060 (REI)**

2   2   1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 31/03/2026

**Property Type:** Townhouse (Single)

Agent Comments

Both homes have similar interiors, Shirley Street does have a second bathroom.



**3/3 James St FAWKNER 3060 (REI/VG)**

2   1   1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 15/01/2026

**Property Type:** Townhouse (Res)

Agent Comments



**2/23 Elsa St FAWKNER 3060 (REI/VG)**

2   1   1

**Price:** \$584,000

**Method:** Sold Before Auction

**Date:** 09/12/2025

**Property Type:** Unit

Agent Comments

Similar accommodation however noting that Elsa is a single story home.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575