

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

1/18 Penn Court, Fawkner Vic 3060

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$846,000

Property Type

House

Suburb

Fawkner

Period - From

01/04/2025

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	3/2 Clara St FAWKNER 3060	\$600,000	15/04/2026
2	17 Janice Ct FAWKNER 3060	\$600,000	27/02/2026
3	1/16 Kathryn St FAWKNER 3060	\$607,500	02/02/2026

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:

17/04/2026 09:29



 3
  1
  2

Property Type: House
Land Size: 279.3 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 Year ending March 2026: \$846,000

Comparable Properties



3/2 Clara St FAWKNER 3060 (REI)

Agent Comments

 3
  1
  2

Price: \$600,000
Method: Private Sale
Date: 15/04/2026
Property Type: Unit



17 Janice Ct FAWKNER 3060 (REI)

Agent Comments

 2
  1
  2

Price: \$600,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 315 sqm approx



1/16 Kathryn St FAWKNER 3060 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$607,500
Method: Private Sale
Date: 02/02/2026
Property Type: Unit

Account - VICPROP | P: 03 8888 1011