

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

4/489B MAHONEYS ROAD FAWKNER VIC 3060

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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

Fawkner

Period-from

01 Apr 2025

to

31 Mar 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

2/25 BECCLES STREET FAWKNER VIC 3060	\$507,000	14-Dec-24
5/12 SHIRLEY STREET FAWKNER VIC 3060	\$545,000	19-Mar-26
9/9 HULL DRIVE CAMPBELLFIELD VIC 3061	\$531,000	07-Aug-25

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 April 2026



**2/25 BECCLES STREET FAWKNER
 VIC 3060**

 2  1  1

Sold Price

\$507,000

Sold Date **14-Dec-24**

Distance **1.07km**



**5/12 SHIRLEY STREET FAWKNER
 VIC 3060**

 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date **19-Mar-26**

Distance **1.36km**



**9/9 HULL DRIVE CAMPBELLFIELD
 VIC 3061**

 3  1  1

Sold Price

\$531,000

Sold Date **07-Aug-25**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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