

# 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

16 Penn Court, 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 \$850,000 & \$935,000

### 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	25 Jukes Rd FAWKNER 3060	\$935,000	11/04/2026
2	7 Brooks St FAWKNER 3060	\$875,500	12/11/2025
3	153 Jukes Rd FAWKNER 3060	\$905,000	21/10/2025

**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:

14/04/2026 18:00



4   
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**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$935,000  
**Median House Price**  
 Year ending March 2026: \$846,000

## Comparable Properties



**25 Jukes Rd FAWKNER 3060 (REI)**

Agent Comments

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**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 11/04/2026  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx



**7 Brooks St FAWKNER 3060 (REI/VG)**

Agent Comments

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**Price:** \$875,500  
**Method:** Sold Before Auction  
**Date:** 12/11/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**153 Jukes Rd FAWKNER 3060 (REI/VG)**

Agent Comments

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**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx

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