

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

194a Arthur Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Fairfield

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	169 Gillies St FAIRFIELD 3078	\$1,410,000	28/03/2026
2	263 Gillies St FAIRFIELD 3078	\$1,401,500	23/03/2026
3	314 Raleigh St THORBURY 3071	\$1,343,000	27/01/2026

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:

28/04/2026 16:20

Justin Mellar

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2026: \$2,100,000


 3
  1
  1
Property Type: House (Res)**Land Size:** 300 sqm approx

Agent Comments

Comparable Properties

**169 Gillies St FAIRFIELD 3078 (REI)**

Agent Comments

 3
  1
  1
Price: \$1,410,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**263 Gillies St FAIRFIELD 3078 (REI)**

Agent Comments

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  2
  1
Price: \$1,401,500**Method:** Sold Before Auction**Date:** 23/03/2026**Property Type:** House (Res)**Land Size:** 335 sqm approx**314 Raleigh St THORNBURY 3071 (REI/VG)**

Agent Comments

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  1
  3
Price: \$1,343,000**Method:** Sold Before Auction**Date:** 27/01/2026**Property Type:** House (Res)**Land Size:** 411 sqm approx

Account - Jellis Craig | P: 03 9403 9300