

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

60A Park Crescent, Fairfield Vic 3078

Indicative selling price

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

Range between \$4,200,000 & \$4,400,000

Median sale price

Median price \$1,774,500 Property Type House Suburb Fairfield

Period - From 01/01/2025 to 31/12/2025 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	115 Roberts St NORTHCOTE 3070	\$4,250,000	29/10/2025
2	27 Como St ALPHINGTON 3078	\$4,440,000	13/10/2025
3			

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:

24/02/2026 15:28



Property Type: House

Land Size: 860sqm sqm approx

Agent Comments

Comparable Properties



115 Roberts St NORTHCOTE 3070 (REI/VG)



Price: \$4,250,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 472 sqm approx

Agent Comments

Smaller land holding



27 Como St ALPHINGTON 3078 (REI/VG)



Price: \$4,440,000

Method: Sold Before Auction

Date: 13/10/2025

Property Type: House (Res)

Land Size: 1033 sqm approx

Agent Comments

Larger land holding but not as renovated/new as Park

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.