

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

41 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb Fairfield

Period - From 01/10/2025

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	15 Bower St NORTHCOTE 3070	\$2,430,000	29/11/2025
2	265 Gillies St FAIRFIELD 3078	\$2,225,000	01/11/2025
3	41 Vauxhall Rd NORTHCOTE 3070	\$2,100,000	14/10/2025

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:

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Indicative Selling Price

\$2,300,000

Median House Price

December quarter 2025: \$1,675,000



 3  2  2

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Comparable Properties



15 Bower St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  4

Price: \$2,430,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 629 sqm approx



265 Gillies St FAIRFIELD 3078 (REI)

Agent Comments

 3  1  2

Price: \$2,225,000

Method: Sold Before Auction

Date: 01/11/2025

Property Type: House (Res)



41 Vauxhall Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

 3  1  3

Price: \$2,100,000

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)

Land Size: 589 sqm approx

Account - Jellis Craig | P: 03 9403 9300