

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

263 Gillies Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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 | 1/207 Gillies St FAIRFIELD 3078 | \$1,325,000 | 29/11/2025 |
| 2 | 1/68 Collins St THORBURY 3071 | \$1,305,000 | 21/11/2025 |
| 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.

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Indicative Selling Price
\$1,350,000 - \$1,450,000

Median House Price
December quarter 2025: \$1,675,000



3 2 1

Property Type: House
Land Size: 335 sqm approx
Agent Comments

Comparable Properties



1/207 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments

3 2 1

Price: \$1,325,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



1/68 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

3 2 2

Price: \$1,305,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 306 sqm approx

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.

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