

# 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

3/200 Rathmines Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$597,000 Property Type Unit 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	37b Autumn St COBURG 3058	\$1,315,000	20/11/2025
2	3/412 Belmore Rd MONT ALBERT NORTH 3129	\$1,360,000	19/09/2025
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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:

27/02/2026 17:18



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**Property Type:** Unit  
**Land Size:** 270 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median Unit Price**  
Year ending December 2025: \$597,000

## Comparable Properties

**37b Autumn St COBURG 3058 (VG)**

**Agent Comments**

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**Price:** \$1,315,000  
**Method:** Sale  
**Date:** 20/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**3/412 Belmore Rd MONT ALBERT NORTH 3129 (VG)**

**Agent Comments**

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**Price:** \$1,360,000  
**Method:** Sale  
**Date:** 19/09/2025  
**Property Type:** Strata Unit/Villa Unit/Townhouse - Single  
OYO Unit

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.

Account - VICPROP | P: 03 8888 1011



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