

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

2/125 Grange Road, Fairfield Vic 3078

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$588,500 Property Type Unit 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 | 5/228 Victoria Rd NORTHCOTE 3070 | \$885,000 | 14/01/2026 |
| 2 | 2 Musgrave La ALPHINGTON 3078 | \$810,000 | 17/12/2025 |
| 3 | 207/21 Rex Av ALPHINGTON 3078 | \$837,000 | 06/12/2025 |

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:

11/02/2026 18:30

Grace Purchase
03 9403 9300
0427 397 880

gracepurchase@jellisrcraig.com.au

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

December quarter 2025: \$588,500



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/228 Victoria Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$885,000

Method: Sold Before Auction

Date: 14/01/2026

Property Type: Townhouse (Single)



2 Musgrave La ALPHINGTON 3078 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Single)



207/21 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments

2 2 2

Price: \$837,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9403 9300