

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

262 Rathmines Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$3,900,000 & \$4,290,000

Median sale price

Median price \$1,730,000 Property Type House Suburb Fairfield

Period - From 01/07/2025 to 30/09/2025 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 Alphington St NORTHCOTE 3070	\$4,250,000	19/11/2025
2	115 Roberts St NORTHCOTE 3070	\$4,250,000	29/10/2025
3	20 Langston St NORTHCOTE 3070	\$4,000,000	18/10/2025

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: 10/12/2025 12:03

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Indicative Selling Price
\$3,900,000 - \$4,290,000

Median House Price
September quarter 2025: \$1,730,000



5 4 3

Property Type: House

Agent Comments

Comparable Properties



5 Alphington St NORTHCOTE 3070 (REI)

Agent Comments

5 4 3

Price: \$4,250,000

Method: Private Sale

Date: 19/11/2025

Property Type: House



115 Roberts St NORTHCOTE 3070 (REI/VG)

Agent Comments

4 3 2

Price: \$4,250,000

Method: Auction Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 472 sqm approx



20 Langston St NORTHCOTE 3070 (REI)

Agent Comments

4 2 2

Price: \$4,000,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300



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