

## 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

101/71 STATION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,658,500

Property type

Other

Suburb

Fairfield

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

1410/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$1,772,000	19-Jan-25
202/20 MAIN DRIVE KEW VIC 3101	\$1,580,000	08-May-25
6/659 VICTORIA STREET ABBOTSFORD VIC 3067	\$1,675,000	13-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 06 November 2025



**1410/626 HEIDELBERG ROAD  
ALPHINGTON VIC 3078**

 3  2  2

Sold Price **\$1,772,000** Sold Date **19-Jan-25**

Distance **0.74km**



**202/20 MAIN DRIVE KEW VIC 3101**

 3  2  2

Sold Price **\$1,580,000** Sold Date **08-May-25**

Distance **2.05km**



**6/659 VICTORIA STREET  
ABBOTSFORD VIC 3067**

 3  2  2

Sold Price <sup>RS</sup> **\$1,675,000** Sold Date **13-Sep-25**

Distance **3.52km**

RS = Recent sale

UN = Undisclosed Sale

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