

# 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

2/21 Lawson Street, Fawkner Vic 3060

### Indicative selling price

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

Range between \$749,000 & \$799,000

### Median sale price

Median price \$631,125 Property Type Unit Suburb Fawkner

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	99 Lorne St FAWKNER 3060	\$780,000	06/09/2025
2	24 Piper St FAWKNER 3060	\$783,000	14/02/2026
3	1/10 Sandra Av FAWKNER 3060	\$740,000	06/11/2025

**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:

06/03/2026 10:21



3  
 2  
 2

**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$749,000 - \$799,000  
**Median Unit Price**  
 Year ending December 2025: \$631,125

## Comparable Properties



99 Lorne St FAWKNER 3060 (REI)

Agent Comments

3  
 1  
 2

**Price:** \$780,000  
**Method:**  
**Date:** 06/09/2025  
**Property Type:** House



24 Piper St FAWKNER 3060 (REI)

Agent Comments

2  
 1  
 2

**Price:** \$783,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 282 sqm approx



1/10 Sandra Av FAWKNER 3060 (VG)

Agent Comments

3  
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**Price:** \$740,000  
**Method:** Sale  
**Date:** 06/11/2025  
**Property Type:** Strata Unit/Flat

Account - VICPROP | P: 03 8888 1011