

# 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

1/13 Miller 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 \$700,000 & \$770,000

### Median sale price

Median price \$632,000 Property Type Townhouse Suburb Fawkner

Period - From 06/02/2025 to 05/02/2026 Source Property Data

### 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	8/3 James St FAWKNER 3060	\$750,000	23/12/2025
2	2/18 Leighton Cr FAWKNER 3060	\$750,000	13/11/2025
3	1/24 Leighton Cr FAWKNER 3060	\$735,000	23/08/2025

**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:

06/02/2026 18:32



 4
  2
  3

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Townhouse Price**

06/02/2025 - 05/02/2026: \$632,000

## Comparable Properties



**8/3 James St FAWKNER 3060 (REI/VG)**

Agent Comments

 3
  2
  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Townhouse (Single)



**2/18 Leighton Cr FAWKNER 3060 (REI/VG)**

Agent Comments

 4
  3
  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 13/11/2025

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 158 sqm approx



**1/24 Leighton Cr FAWKNER 3060 (REI/VG)**

Agent Comments

 4
  3
  2

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** Townhouse (Res)

Account - VICPROP | P: 03 8888 1011



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