

# 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

5/12 Shirley 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 \$500,000 & \$550,000

### 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	2/23 Elsa St FAWKNER 3060	\$584,000	09/12/2025
2	3/71 Lynch Rd FAWKNER 3060	\$486,000	29/11/2025
3	1a Lovely St FAWKNER 3060	\$583,000	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:

12/02/2026 10:17



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Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
Year ending December 2025: \$631,125

## Comparable Properties



2/23 Elsa St FAWKNER 3060 (REI)

Agent Comments

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Price: \$584,000  
Method: Sold Before Auction  
Date: 09/12/2025  
Property Type: Unit



3/71 Lynch Rd FAWKNER 3060 (REI/VG)

Agent Comments

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Price: \$486,000  
Method: Sold Before Auction  
Date: 29/11/2025  
Property Type: Unit



1a Lovely St FAWKNER 3060 (REI/VG)

Agent Comments

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Price: \$583,000  
Method: Auction Sale  
Date: 23/08/2025  
Property Type: Unit