

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

28 Margaret Street, Fawkner Vic 3060

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$810,000

Property Type House

Suburb Fawkner

Period - From 01/04/2025

to 30/06/2025

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	4 Dowling St FAWKNER 3060	\$851,000	26/07/2025
2	11 Oulton St FAWKNER 3060	\$800,000	26/07/2025
3	161 Anderson Rd FAWKNER 3060	\$850,000	24/06/2025

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:

03/09/2025 17:33



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2025: \$810,000

Comparable Properties



4 Dowling St FAWKNER 3060 (REI)

Agent Comments



Price: \$851,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House
Land Size: 589 sqm approx



11 Oulton St FAWKNER 3060 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 586 sqm approx



161 Anderson Rd FAWKNER 3060 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 24/06/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788