

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

234 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Fairfield

Period - From 01/01/2026 to 31/03/2026 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	8b Tanner Gr NORTHCOTE 3070	\$2,430,000	22/05/2026
2			
3			

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:

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Property Type: Land
Land Size: 307 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2026: \$2,100,000

Comparable Properties



8b Tanner Gr NORTHCOTE 3070 (REI)

Agent Comments



Price: \$2,430,000
Method: Private Sale
Date: 22/05/2026
Property Type: House (Res)

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.