

## 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

87 MCBRYDE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Fawkner

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 53 PERCY STREET FAWKNER VIC 3060   | \$800,000 | 24-Jun-25 |
| 37 LANIGAN STREET FAWKNER VIC 3060 | \$812,000 | 03-Oct-25 |
| 57 JAMES STREET FAWKNER VIC 3060   | \$820,000 | 04-Oct-25 |

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 6 months.~~

This Statement of Information was prepared on: 20 November 2025

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**53 PERCY STREET FAWKNER VIC 3060**

 3  1  2

Sold Price

**\$800,000**

Sold Date

**24-Jun-25**

Distance

**0.28km**



**37 LANIGAN STREET FAWKNER VIC 3060**

 3  1  3

Sold Price

**\$812,000**

Sold Date

**03-Oct-25**

Distance

**1.07km**



**57 JAMES STREET FAWKNER VIC 3060**

 3  1  2

Sold Price

**\$820,000**

Sold Date

**04-Oct-25**

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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