

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

3/21 BONWICK STREET FAWKNER VIC 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Fawkner

Period-from

01 Jan 2025

to

31 Dec 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

4/1082 SYDNEY ROAD FAWKNER VIC 3060	\$530,000	08-Nov-25
2/1082 SYDNEY ROAD FAWKNER VIC 3060	\$510,000	23-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: 14 January 2026

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**4/1082 SYDNEY ROAD FAWKNER
VIC 3060**

Sold Price

\$530,000

Sold Date **08-Nov-25**

 2  1  1

Distance **1.47km**



**2/1082 SYDNEY ROAD FAWKNER
VIC 3060**

Sold Price

\$510,000

Sold Date **23-Oct-25**

 2  1  1

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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