

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 ARGYLE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Fawkner

Period-from

01 Mar 2025

to

28 Feb 2026

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

17 QUEENS PARADE FAWKNER VIC 3060	\$725,000	20-Sep-25
46 MCBRYDE STREET FAWKNER VIC 3060	\$750,000	11-Nov-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: 13 March 2026



**17 QUEENS PARADE FAWKNER
VIC 3060**

 2  1  2

Sold Price **\$725,000** Sold Date **20-Sep-25**

Distance **0.32km**



**46 MCBRYDE STREET FAWKNER
VIC 3060**

 4  2  1

Sold Price **\$750,000** Sold Date **11-Nov-25**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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