

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

2/33 Marlborough Street, Fawkner, Vic 3060

Indicative selling price

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

range between

\$730,000

&

\$800,000

Median sale price

Median price

\$700,000

Property type

Unit

Suburb

Fawkner

Period - From

01/01/2026

to

31/03/2026

Source



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
100 Camera Walk, Coburg North, VIC 3058	\$795,000	08/02/2026
8 Danthonia Street, Coburg North, VIC 3058	\$785,000	20/03/2026
2/26 York Street, Reservoir, VIC 3073	\$790,000	04/02/2026

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: 10/04/2026

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

3/33 Marlborough 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

\$672,500

Property type

Unit

Suburb

Fawkner

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

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
1/59 Queens Parade, Fawkner, VIC 3060	\$865,000	21/02/2026
1/13 Miller Street, Fawkner, VIC 3060	\$835,000	28/02/2026
41 Wurruk Street, Fawkner, VIC 3060	\$870,000	11/12/2025

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:

18/03/2026

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

1/33 Marlborough Street, Fawkner, Vic 3060

Indicative selling price

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

range between

\$860,000

&

\$940,000

Median sale price

Median price

\$870,000

Property type

House

Suburb

Fawkner

Period - From

01/01/2026

to

31/03/2026

Source



PropTrack

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
15 Madina Street, Fawkner, VIC 3060	\$910,000	21/03/2026
29A Marlborough Street, Fawkner, VIC 3060	\$895,000	28/02/2026
18A Sherwood Street, Hadfield, VIC 3046	\$940,000	04/02/2026

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: 10/04/2026