

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

5/7 Palm Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$265,000 & \$290,000

Median sale price

Median price \$490,000 Property Type Unit 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	8/37 Grange Rd FAIRFIELD 3078	\$299,000	30/04/2026
2	10/37 Grange Rd FAIRFIELD 3078	\$299,000	21/04/2026
3	9/150 Grange Rd ALPHINGTON 3078	\$260,000	22/03/2026

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:

10/06/2026 14:24



 1  1  1

Property Type: Flat

Agent Comments

Indicative Selling Price
\$265,000 - \$290,000
Median Unit Price
March quarter 2026: \$490,000

Comparable Properties



8/37 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments

 1  1  1

Price: \$299,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



10/37 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments

 1  1  1

Price: \$299,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment



9/150 Grange Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 1  1  1

Price: \$260,000
Method: Private Sale
Date: 22/03/2026
Rooms: 2
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888