

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

3/118 LYNCH ROAD 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,500

Property type

Other

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

1/16 MORAY STREET FAWKNER VIC 3060	\$710,000	30-Oct-25
2B TUCKER STREET FAWKNER VIC 3060	\$720,000	30-May-25
2A BROOKS STREET FAWKNER VIC 3060	\$700,000	08-May-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: 21 January 2026

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**1/16 MORAY STREET FAWKNER
VIC 3060**

2 1 1

Sold Price **\$710,000** Sold Date **30-Oct-25**

Distance **0.2km**

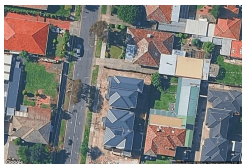


**2B TUCKER STREET FAWKNER VIC
3060**

3 2 1

Sold Price **\$720,000** Sold Date **30-May-25**

Distance **0.49km**



**2A BROOKS STREET FAWKNER
VIC 3060**

3 - -

Sold Price **\$700,000** Sold Date **08-May-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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