

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

3/17 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

\$693,000

&

\$762,300

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Other

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

2/18 LEIGHTON CRESCENT FAWKNER VIC 3060	\$750,000	07-Nov-25
8/3 JAMES STREET FAWKNER VIC 3060	\$750,000	17-Dec-25
1/20 MAJOR ROAD FAWKNER VIC 3060	\$785,000	19-Feb-26

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

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**2/18 LEIGHTON CRESCENT
FAWKNER VIC 3060**

 4  3  2

Sold Price **\$750,000** Sold Date **07-Nov-25**

Distance **2.93km**



**8/3 JAMES STREET FAWKNER VIC
3060**

 3  2  1

Sold Price Sold Date **17-Dec-25**

Distance **0.75km**



**1/20 MAJOR ROAD FAWKNER VIC
3060**

 3  2  1

Sold Price ^{RS} **\$785,000** Sold Date **19-Feb-26**

Distance **1.16km**

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

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