

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

2/118 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

\$595,000

&

\$640,000

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

4/16 MORAY STREET FAWKNER VIC 3060	\$645,000	11-Dec-25
2A JAMES STREET FAWKNER VIC 3060	\$641,000	16-Mar-26
4/72 LORNE STREET FAWKNER VIC 3060	\$600,000	02-Oct-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: 19 March 2026

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**4/16 MORAY STREET FAWKNER
VIC 3060**

2 1 1

Sold Price **\$645,000** Sold Date **11-Dec-25**

Distance **0.2km**



**2A JAMES STREET FAWKNER VIC
3060**

3 1 1

Sold Price ^{RS} **\$641,000** Sold Date **16-Mar-26**

Distance **0.87km**



**4/72 LORNE STREET FAWKNER
VIC 3060**

3 1 1

Sold Price **\$600,000** Sold Date **02-Oct-25**

Distance **0.89km**

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

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