

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
103/71 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

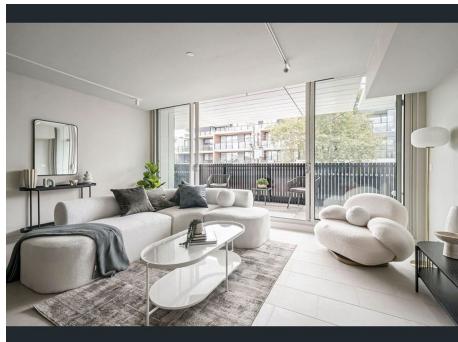
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	108/17 Paper Trl ALPHINGTON 3078	\$840,000	15/10/2025
2	202/27 Paper Trl ALPHINGTON 3078	\$865,000	06/10/2025
3	208/7 Paper Trl ALPHINGTON 3078	\$840,000	29/09/2025

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:

**Property Type:**

Agent Comments

Comparable Properties

108/17 Paper Tri ALPHINGTON 3078 (VG)

Agent Comments



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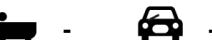
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Price: \$840,000**Method:** Sale**Date:** 15/10/2025**Property Type:** Strata Unit/Flat**202/27 Paper Tri ALPHINGTON 3078 (VG)**

Agent Comments



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Price: \$865,000**Method:** Sale**Date:** 06/10/2025**Property Type:** Strata Unit/Flat**208/7 Paper Tri ALPHINGTON 3078 (VG)**

Agent Comments



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Price: \$840,000**Method:** Sale**Date:** 29/09/2025**Property Type:** Strata Unit/Flat**Account - Collings Real Estate | P: 03 9486 2000**