

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

104/71 Station Street, Fairfield Vic 3078

Indicative selling price

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

Range between \$710,000 & \$780,000

Median sale price

Median price \$597,000 Property Type Unit Suburb Fairfield

Period - From 01/01/2025 to 31/12/2025 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	2/17 Rex Av ALPHINGTON 3078	\$840,000	12/02/2026
2	4/66 Grange Rd ALPHINGTON 3078	\$760,000	25/01/2026
3	207/21 Rex Av ALPHINGTON 3078	\$837,000	06/12/2025

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:

26/02/2026 20:22



Property Type:

Agent Comments

Comparable Properties



2/17 Rex Av ALPHINGTON 3078 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 12/02/2026

Property Type: Apartment



4/66 Grange Rd ALPHINGTON 3078 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 25/01/2026

Rooms: 3

Property Type: Unit



207/21 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$837,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment