

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 \$695,000 & \$760,000

Median sale price

Median price \$522,000 Property Type Unit Suburb Fairfield

Period - From 01/04/2025 to 31/03/2026 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	10/17 Roberts St NORTHCOTE 3070	\$707,000	30/04/2026
2	9/39 Park Cr FAIRFIELD 3078	\$725,000	31/03/2026
3	109/7 Paper Trl ALPHINGTON 3078	\$745,000	04/12/2025

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:

19/05/2026 16:18



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median Unit Price
Year ending March 2026: \$522,000

Comparable Properties



10/17 Roberts St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$707,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



9/39 Park Cr FAIRFIELD 3078 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment

109/7 Paper Trl ALPHINGTON 3078 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 04/12/2025
Property Type: Strata Unit/Flat

Account - Collings Real Estate | P: 03 9486 2000



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