

# 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

234 Station Street, Fairfield Vic 3078

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Fairfield

Period - From 01/01/2026 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	1/26 Glanfield St NORTHCOTE 3070	\$2,335,000	21/02/2026
2	306a Rathmines St THORNBURY 3071	\$2,200,000	23/11/2025
3			

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:

03/05/2026 17:24



**Property Type:** Land

**Land Size:** 307 sqm approx

Agent Comments

## Comparable Properties



**1/26 Glanfield St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$2,335,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 253 sqm approx



**306a Rathmines St THORBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 23/11/2025

**Property Type:** House (Res)

**Land Size:** 357 sqm approx

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.