

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

8 SYNDAL STREET 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Fawkner

Period-from

01 Jul 2024

to

30 Jun 2025

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 TUCKER STREET FAWKNER VIC 3060	\$888,000	30-Jan-25
42 JAMES STREET FAWKNER VIC 3060	\$863,500	29-Mar-25
7 BASIL STREET FAWKNER VIC 3060	\$846,000	12-Jul-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: 30 July 2025



4 TUCKER STREET FAWKNER VIC 3060

Sold Price

\$888,000

Sold Date

30-Jan-25

 3

 1

 2

Distance

0.56km



42 JAMES STREET FAWKNER VIC 3060

Sold Price

\$863,500

Sold Date

29-Mar-25

 3

 1

 1

Distance

0.6km



7 BASIL STREET FAWKNER VIC 3060

Sold Price

^{RS} **\$846,000**

Sold Date

12-Jul-25

 3

 1

 1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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