

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

12 CLARA 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

or range
between

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Fawkner

Period-from

01 May 2025

to

30 Apr 2026

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

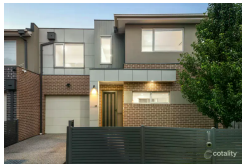
Date of sale

48 BRUCE STREET FAWKNER VIC 3060	\$790,000	15-Apr-26
90 MATHIESON STREET COBURG NORTH VIC 3058	\$860,000	17-Apr-26
90A MATHIESON STREET FAWKNER VIC 3060	\$860,000	17-Apr-26

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: 15 May 2026



48 BRUCE STREET FAWKNER VIC 3060

3 2 1

Sold Price

^{RS} **\$790,000**

Sold Date

15-Apr-26

Distance

0.89km



90 MATHIESON STREET COBURG NORTH VIC 3058

3 2 1

Sold Price

^{RS} **\$860,000**

Sold Date

17-Apr-26

Distance

1.44km



90A MATHIESON STREET FAWKNER VIC 3060

3 2 1

Sold Price

Sold Date

17-Apr-26

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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