

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 2/209 McBryde Street, Fawkner, VIC 3060

Indicative selling price

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

Price Range

\$800,000

&

\$860,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Fawkner (3060)

Period - From

01/09/2025

to

28/02/2026

Source

Cotality

Comparable property sales

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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
8 LOWSON STREET, FAWKNER VIC 3060	\$850,000	17/02/2026
4 BIRCHWOOD STREET, FAWKNER VIC 3060	\$856,000	11/04/2026
10 BOSTON STREET, FAWKNER VIC 3060	\$800,000	22/12/2025

This Statement of Information was prepared on: 04/05/2026