

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

8/69 Station Street, Fairfield Vic 3078

Indicative selling price

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

Single price

\$400,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Fairfield

Period - From

04/07/2025

to

03/07/2026

Source

Property Data

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	8/7 Wastell St NORTHCOTE 3070	\$410,000	01/06/2026
2	7/69 Station St FAIRFIELD 3078	\$460,500	28/03/2026
3	2/45 Station St FAIRFIELD 3078	\$385,200	16/03/2026

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:

04/07/2026 16:59

8/69 Station Street, Fairfield Vic 3078



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Indicative Selling Price

\$400,000

Median Unit Price

04/07/2025 - 03/07/2026: \$490,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/7 Wastell St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



7/69 Station St FAIRFIELD 3078 (REI/VG)

Agent Comments

1 1 1

Price: \$460,500

Method: Private Sale

Date: 28/03/2026

Rooms: 3

Property Type: Apartment



2/45 Station St FAIRFIELD 3078 (VG)

Agent Comments

1 - -

Price: \$385,200

Method: Sale

Date: 16/03/2026

Property Type: Strata Flat - Single OYO Flat

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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