

# 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

10/128 Gillies 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)

Single price

\$399,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Fairfield

Period - From

14/07/2025

to

13/07/2026

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 | 2/78 James St NORTHCOTE 3070   | \$394,000 | 30/06/2026   |
| 2 | 8/7 Wastell St NORTHCOTE 3070  | \$410,000 | 01/06/2026   |
| 3 | 7/54 Martin St THORNBURY 3071  | \$415,000 | 03/07/2026   |

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:

14/07/2026 13:23



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/78 James St NORTHCOTE 3070 (REI)**

**Agent Comments**



**Price:** \$394,000

**Method:** Private Sale

**Date:** 30/06/2026

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$410,000

**Method:** Private Sale

**Date:** 01/06/2026

**Property Type:** Apartment



**7/54 Martin St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$415,000

**Method:** Private Sale

**Date:** 03/07/2026

**Property Type:** Apartment