

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

3/35 PARK CRESCENT FAIRFIELD VIC 3078

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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Fairfield

Period-from

01 Apr 2025

to

31 Mar 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

6/39A PARK CRESCENT FAIRFIELD VIC 3078	\$547,000	01-Nov-25
12/39A PARK CRESCENT FAIRFIELD VIC 3078	\$525,000	08-Dec-25
AUSTIN STREET FAIRFIELD VIC 3078	\$493,000	28-Oct-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: 06 April 2026

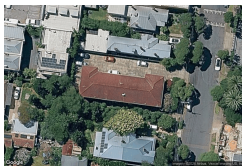

6/39A PARK CRESCENT FAIRFIELD VIC 3078
 1  1  1

Sold Price \$547,000 Sold Date 01-Nov-25

 Distance **0.04km**

12/39A PARK CRESCENT FAIRFIELD VIC 3078
 1  1  1

Sold Price \$525,000 Sold Date 08-Dec-25

 Distance **0.04km**

AUSTIN STREET FAIRFIELD VIC 3078
 2  -  -

Sold Price \$493,000 Sold Date 28-Oct-25

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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