

# 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

36a May Street, Aberfeldie Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,580,000

&

\$2,820,000

### Median sale price

Median price

\$2,172,500

Property Type

House

Suburb

Aberfeldie

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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	9 Lyon St ESSENDON 3040	\$2,910,000	13/11/2024
2	34a Scott St ESSENDON 3040	\$2,754,000	26/10/2024
3	62 Cooper St ESSENDON 3040	\$2,800,000	19/10/2024

**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:

06/01/2025 09:34



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$2,580,000 - \$2,820,000

**Median House Price**

September quarter 2024: \$2,172,500

## Comparable Properties



**9 Lyon St ESSENDON 3040 (REI)**

[Agent Comments](#)

 4
  3
  3

**Price:** \$2,910,000

**Method:** Sold Before Auction

**Date:** 13/11/2024

**Property Type:** House (Res)



**34a Scott St ESSENDON 3040 (REI)**

[Agent Comments](#)

 4
  3
  2

**Price:** \$2,754,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 368 sqm approx



**62 Cooper St ESSENDON 3040 (REI)**

[Agent Comments](#)

 4
  4
  2

**Price:** \$2,800,000

**Method:** Sold Before Auction

**Date:** 19/10/2024

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

Account - Whitefox Real Estate | P: 96459699



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