

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

86 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$2,750,000 & \$2,950,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Aberfeldie

Period - From 01/01/2024 to 31/12/2024 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	34a Scott St ESSENDON 3040	\$2,754,000	26/10/2024
2	9 Lyon St ESSENDON 3040	\$2,910,000	13/11/2024
3			

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: 03/02/2025 10:36



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

Year ending December 2024: \$1,950,000

Comparable Properties



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



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)

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.

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