

# 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

3/23 Ramsay Street, Aberfeldie Vic 3040

### Indicative selling price

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

Range between

\$640,000

&

\$680,000

### Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Aberfeldie

Period - From

22/01/2024

to

21/01/2025

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	4/19 Ogilvie St ESSENDON 3040	\$700,000	05/12/2024
2	6/70 Richardson St ESSENDON 3040	\$625,000	29/11/2024
3	4/14 Braemar St ESSENDON 3040	\$641,000	16/11/2024

**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:

22/01/2025 09:14



2 1 1

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$640,000 - \$680,000  
Median Unit Price  
22/01/2024 - 21/01/2025: \$745,000

## Comparable Properties



4/19 Ogilvie St ESSENDON 3040 (REI)

Agent Comments

2 2 2

Price: \$700,000  
Method: Private Sale  
Date: 05/12/2024  
Property Type: Unit



6/70 Richardson St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$625,000  
Method: Sold Before Auction  
Date: 29/11/2024  
Property Type: Townhouse (Res)

4/14 Braemar St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$641,000  
Method: Auction Sale  
Date: 16/11/2024  
Property Type: Unit