

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

2/2 St Kinnord Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$468,750

Property Type Unit

Suburb Aberfeldie

Period - From 31/03/2024

to 30/03/2025

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	102/16 Leake St ESSENDON 3040	\$366,000	21/03/2025
2	7/10 Newstead St MARIBYRNONG 3032	\$392,000	18/03/2025
3	101/1c Berry St ESSENDON NORTH 3041	\$400,000	30/01/2025

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:

31/03/2025 16:59



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
31/03/2024 - 30/03/2025: \$468,750

Comparable Properties



102/16 Leake St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$366,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment



7/10 Newstead St MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$392,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment



101/1c Berry St ESSENDON NORTH 3041 (REI)

Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 30/01/2025
Rooms: 3
Property Type: Apartment