

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

16 BATMAN STREET ABERFELDIE VIC 3040

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

\$1,850,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,975,000

Property type

Houses

Suburb

Aberfeldie

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

20 SCOTT STREET ESSENDON VIC 3040	2080000	14-Feb-25
28 COLLINS STREET ESSENDON VIC 3040	1965000	24-Oct-24
37A DEAKIN STREET ESSENDON VIC 3040	1845000	12-Apr-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.~~

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Bruce Warburton
 P 03 9374 2199
 M 0418599337
 E bwarburton@woodards.com.au



20 SCOTT STREET ESSENDON VIC 3040

Sold Price

^{RS} **2080000** ^{UN}

Sold Date **14-Feb-25**

 4  2  3

Distance **1.19km**



28 COLLINS STREET ESSENDON VIC 3040

Sold Price

^{RS} **1965000**

Sold Date **24-Oct-24**

 4  1  2

Distance **1.64km**



37A DEAKIN STREET ESSENDON VIC 3040

Sold Price

^{RS} **1845000**

Sold Date **12-Apr-25**

 4  2  2

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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