

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

1 VALENCIA 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

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,850,000

Property type

House

Suburb

Aberfeldie

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

7 TAMAR STREET ABERFELDIE VIC 3040	\$1,600,000	10-Jul-25
10 KNIGHT STREET ABERFELDIE VIC 3040	\$1,432,000	24-Apr-25
172 HOLMES ROAD MOONEE PONDS VIC 3039	\$1,492,500	29-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.~~

This Statement of Information was prepared on: 17 October 2025



7 TAMAR STREET ABERFELDIE VIC 3040 Sold Price **\$1,600,000** Sold Date **10-Jul-25**

 2  1  1

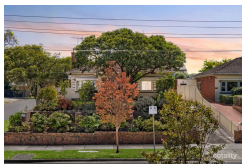
Distance **0.12km**



10 KNIGHT STREET ABERFELDIE VIC 3040 Sold Price **\$1,432,000** Sold Date **24-Apr-25**

 3  1  1

Distance **0.48km**



172 HOLMES ROAD MOONEE PONDS VIC 3039 Sold Price ^{RS} **\$1,492,500** ^{UN} Sold Date **29-Apr-25**

 3  2  2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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