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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,850,000	Prop	erty type	rty type House		Suburb	Aberfeldie
Period-from	01 Oct 2024	to	30 Sep 2	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





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7 TAMAR STREET ABERFELDIE VIC Sold Price 3040

\$1,600,000 Sold Date 10-Jul-25

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Distance

0.12km



10 KNIGHT STREET ABERFELDIE **VIC 3040**

Sold Price

\$1,432,000 Sold Date 24-Apr-25

₽ 1

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■ 3

□ 1

Distance

0.48km



172 HOLMES ROAD MOONEE PONDS VIC 3039

₽ 2

Sold Price s1,492,500 N Sold Date 29-Apr-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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