Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$2,400,000	&	\$2,600,000

Median sale price

Median price	\$1,942,000	Pro	perty Type	House		Suburb	Aberfeldie
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7a Tweedside St ESSENDON 3040	\$2,540,000	17/05/2025
2	51 William St ESSENDON 3040	\$2,426,000	13/03/2025
3			

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:	31/07/2025 15:56



Date of sale





Land Size: 634 sqm approx

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price** June quarter 2025: \$1,942,000

Comparable Properties

7a Tweedside St ESSENDON 3040 (REI)

Agent Comments

Price: \$2,540,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 726 sqm approx

51 William St ESSENDON 3040 (REI/VG)





Agent Comments

Price: \$2,426,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: House (Res) Land Size: 790 sqm approx

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.

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