

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

1A ST KINNORD 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Aberfeldie

Period-from

01 Nov 2024

to

31 Oct 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

3/7 RAMSAY STREET ABERFELDIE VIC 3040	\$790,000	22-Aug-25
6 BOURKE STREET ESSENDON WEST VIC 3040	\$825,000	26-Jun-25
5/238-240 BUCKLEY STREET ESSENDON VIC 3040	\$880,000	24-May-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: 10 November 2025



**3/7 RAMSAY STREET ABERFELDIE
VIC 3040**

 3  2  1

Sold Price

\$790,000

Sold Date

22-Aug-25

Distance

0.8km



**6 BOURKE STREET ESSENDON
WEST VIC 3040**

 3  1  1

Sold Price

\$825,000

Sold Date

26-Jun-25

Distance

1.49km



**5/238-240 BUCKLEY STREET
ESSENDON VIC 3040**

 3  2  1

Sold Price

\$880,000

Sold Date

24-May-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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