

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 233 Buckley Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price \$2,190,000

Median sale price

Median price \$1,875,000

Property Type House

Suburb Aberfeldie

Period - From 01/10/2024

to 30/09/2025

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 six 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
1	13 George St MOONEE PONDS 3039	\$2,050,000	22/11/2025
2	56 Price St ESSENDON 3040	\$2,165,000	18/10/2025
3	70 Pascoe Vale Rd MOONEE PONDS 3039	\$2,050,000	12/08/2025

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:

25/11/2025 08:37



Property Type:
Agent Comments

Indicative Selling Price
\$2,190,000
Median House Price
Year ending September 2025: \$1,875,000

Comparable Properties



13 George St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$2,050,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)



56 Price St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,165,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 684 sqm approx



70 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 694 sqm approx

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