

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

26 Brunel Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between

\$2,700,000

&

\$2,900,000

Median sale price

Median price

\$1,831,500

Property Type

House

Suburb

Aberfeldie

Period - From

01/07/2025

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	8 Trinafour St MOONEE PONDS 3039	\$2,750,000	17/10/2025
2	9 King St ESSENDON 3040	\$2,885,000	09/10/2025
3	11a Crown Tce ASCOT VALE 3032	\$2,900,000	06/09/2025

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:

11/11/2025 15:41



Property Type:
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
September quarter 2025: \$1,831,500

Comparable Properties



8 Trinafour St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$2,750,000
Method: Private Sale
Date: 17/10/2025
Property Type: House (Res)



9 King St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,885,000
Method: Private Sale
Date: 09/10/2025
Property Type: House



11a Crown Tce ASCOT VALE 3032 (REI)

Agent Comments



Price: \$2,900,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 501 sqm approx

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