

# 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 Clifton Street, Aberfeldie Vic 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,625,000

### 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	35A Nimmo St ESSENDON 3040	\$1,667,500	19/07/2025
2	35 Nimmo St ESSENDON 3040	\$1,679,000	14/08/2025
3	5 Mcphail St ESSENDON 3040	\$1,680,000	16/10/2025

**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:

19/11/2025 09:40



4   2   4

**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,625,000  
**Median House Price**  
Year ending September 2025: \$1,875,000

## Comparable Properties



**35A Nimmo St ESSENDON 3040 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,667,500  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House (Res)



**35 Nimmo St ESSENDON 3040 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,679,000  
**Method:** Sale  
**Date:** 14/08/2025  
**Property Type:** House (Res)  
**Land Size:** 286 sqm approx



**5 Mcphail St ESSENDON 3040 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,680,000  
**Method:** Sold Before Auction  
**Date:** 16/10/2025  
**Property Type:** House (Res)  
**Land Size:** 255 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655