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

| Address | 26 Clifton Street, Aberfeldie Vic 3040 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$1,625,000

Median sale price

| Median price \$1,875,000 | Pro | operty Type Ho | ıse | | Suburb | Aberfeldie |
|--------------------------|-----|----------------|-----|------|--------|------------|
| Period - From 01/10/2024 | to | 30/09/2025 | So | urce | 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

| 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 |
|--|------------------|



Date of sale







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)



Price: \$1,667,500 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res)

Agent Comments



35 Nimmo St ESSENDON 3040 (VG)





Agent Comments

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)



Price: \$1,680,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res) Land Size: 255 sqm approx

Agent Comments

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





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