

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

308 AUTUMN STREET HERNE HILL VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Herne Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2 HEYTESBURY STREET HERNE HILL VIC 3218	\$700,000	04-Nov-24
29 KEDLESTON ROAD HERNE HILL VIC 3218	\$710,000	15-Mar-24
3 HARVEY AVENUE HERNE HILL VIC 3218	\$718,000	03-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 July 2025



2 HEYTESBURY STREET HERNE HILL VIC 3218

3 1 -

Sold Price

\$700,000

Sold Date **04-Nov-24**

Distance

0.57km



29 KEDLESTON ROAD HERNE HILL VIC 3218

3 1 1

Sold Price

\$710,000

Sold Date **15-Mar-24**

Distance

0.84km



3 HARVEY AVENUE HERNE HILL VIC 3218

3 1 1

Sold Price

\$718,000

Sold Date **03-Sep-24**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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