

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

34 Combermere Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$2,850,000

&

\$2,950,000

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	16 Mountain St ESSENDON 3040	\$2,850,000	22/07/2025
2			
3			

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:

22/10/2025 15:09

Patrick Tilli
0413 083 735
paddy@whitefoxrealestate.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$2,850,000 - \$2,950,000
Median House Price
Year ending September 2025: \$1,875,000

Comparable Properties



16 Mountain St ESSENDON 3040 (VG)

Agent Comments



Price: \$2,850,000
Method: Sale
Date: 22/07/2025
Property Type: House (Res)
Land Size: 877 sqm approx

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.