

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

5/2 St Kinnord Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Aberfeldie

Period - From

06/05/2024

to

05/05/2025

Source

Property Data

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	2/2 St Kinnord St ABERFELDIE 3040	\$390,000	21/04/2025
2	1/119 Buckley St ESSENDON 3040	\$330,000	16/04/2025
3	1/246 Buckley St ESSENDON 3040	\$330,000	23/03/2025

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:

06/05/2025 10:03



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$340,000
Median Unit Price
06/05/2024 - 05/05/2025: \$460,000

Comparable Properties



2/2 St Kinnord St ABERFELDIE 3040 (REI)

Agent Comments

1 1 1

Price: \$390,000
Method: Sold Before Auction
Date: 21/04/2025
Property Type: Apartment



1/119 Buckley St ESSENDON 3040 (REI)

Agent Comments

1 1 -

Price: \$330,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment



1/246 Buckley St ESSENDON 3040 (REI)

Agent Comments

1 1 1

Price: \$330,000
Method: Private Sale
Date: 23/03/2025
Property Type: Unit