

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

6 ROACH AVENUE ABERFELDIE VIC 3040

Indicative selling price

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

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,936,000

Property type

House

Suburb

Aberfeldie

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

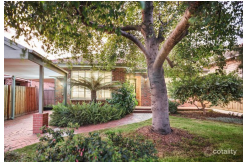
Date of sale

52 VIDA STREET ABERFELDIE VIC 3040	\$1,570,000	15-Mar-25
17 FORRESTER STREET ESSENDON VIC 3040	\$1,482,000	13-Mar-25
40 DEAKIN STREET ESSENDON VIC 3040	-	14-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025



52 VIDA STREET ABERFELDIE VIC 3040

Sold Price

\$1,570,000

Sold Date

15-Mar-25

 4

 1

 1

Distance

0.23km



17 FORRESTER STREET ESSENDON VIC 3040

Sold Price

\$1,482,000

Sold Date

13-Mar-25

 3

 1

 1

Distance

0.84km



40 DEAKIN STREET ESSENDON VIC 3040

Sold Price

^{RS} - ^{UN}

Sold Date

14-Aug-25

 3

 2

 2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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