

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 WAVERLEY STREET, ABERFELDIE, VIC  4  1  1

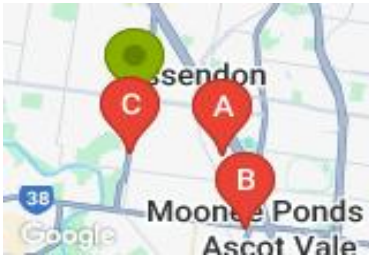
Indicative Selling Price

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

Single Price: **\$1,400,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



ABERFELDIE, VIC, 3040

Suburb Median Sale Price (House)

\$1,875,000

01 October 2024 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



70 MARGARET ST, MOONEE PONDS, VIC 3039  3  1  1

Sale Price

\$1,400,000

Sale Date: 24/04/2025

Distance from Property: 1.4km



31 MARIBYRNONG RD, ASCOT VALE, VIC 3032  4  1  1

Sale Price

\$1,450,000

Sale Date: 27/06/2025

Distance from Property: 2.3km



89A WAVERLEY ST, MOONEE PONDS, VIC 3039  4  2  3

Sale Price

\$1,458,000

Sale Date: 16/08/2025

Distance from Property: 680m



This report has been compiled on 28/10/2025 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 WAVERLEY STREET, ABERFELDIE, VIC 3040

Indicative selling price

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

Single Price:

\$1,400,000

Median sale price

Median price

\$1,875,000

Property type

House

Suburb

ABERFELDIE

Period

01 October 2024 to 30 September 2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

70 MARGARET ST, MOONEE PONDS, VIC 3039	\$1,400,000	24/04/2025
31 MARIBYRNONG RD, ASCOT VALE, VIC 3032	\$1,450,000	27/06/2025
89A WAVERLEY ST, MOONEE PONDS, VIC 3039	\$1,458,000	16/08/2025

This Statement of Information was prepared on:

28/10/2025