

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

4/11 St Kinnord Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$771,500 Property Type Unit Suburb Aberfeldie

Period - From 01/04/2024 to 31/03/2025 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	3/47 Glass St ESSENDON 3040	\$651,000	29/03/2025
2	5/8 Arthur St ABERFELDIE 3040	\$582,000	25/04/2025
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: 18/06/2025 15:41

4/11 St Kinnord Street, Aberfeldie Vic 3040



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2 1 1

Property Type: Unit
Agent Comments
Unit | 2 Bedroom 1 Bathroom 1 Car space

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending March 2025: \$771,500

Comparable Properties

3/47 Glass St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$651,000
Method:
Date: 29/03/2025
Property Type: Unit



5/8 Arthur St ABERFELDIE 3040 (REI)

Agent Comments

2 1 1

Price: \$582,000
Method: Sold Before Auction
Date: 25/04/2025
Property Type: Unit

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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