

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 \$586,000

Property Type Unit

Suburb Aberfeldie

Period - From 05/08/2024

to 04/08/2025

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	5/8 Arthur St ABERFELDIE 3040	\$582,000	25/04/2025
2	3/47 Glass St ESSENDON 3040	\$651,000	29/03/2025
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:

05/08/2025 12:52

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2 1 1

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

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
05/08/2024 - 04/08/2025: \$586,000

Comparable Properties

5/8 Arthur St ABERFELDIE 3040 (REI)

Agent Comments

2 1 1

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

3/47 Glass St ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$651,000
Method:
Date: 29/03/2025
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.