

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Graylea Avenue, Herne Hill VIC 3218

Indicative selling price

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

Range between

\$749,000

&

\$799,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Herne Hill

Period - From

02/01/2025

to

01/07/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
20 Stafford Street Herne Hill VIC	\$780,000	14/03/2025
21 Beulah Street Hamlyn Heights VIC	\$754,000	14/02/2025
14 Marathon Avenue Hamlyn Heights VIC	\$770,000	12/02/2025

This Statement of Information was prepared on:

03/07/2025