

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

13/2 St Kinnord Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$428,170

Property Type

Unit

Suburb

Aberfeldie

Period - From

30/06/2024

to

29/06/2025

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.

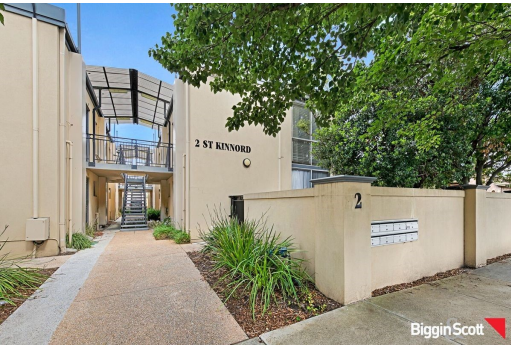
	Address of comparable property	Price	Date of sale
1	19/56 Nicholson St ESSENDON 3040	\$330,000	20/06/2025
2	3/137a Woodland St ESSENDON 3040	\$317,500	13/06/2025
3	10/30 Richardson St ESSENDON 3040	\$335,000	27/05/2025

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:

30/06/2025 10:37



1 Bed 1 Bath 1 Car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$339,000
Median Unit Price
30/06/2024 - 29/06/2025: \$428,170

Comparable Properties



19/56 Nicholson St ESSENDON 3040 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$330,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment



3/137a Woodland St ESSENDON 3040 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$317,500
Method: Private Sale
Date: 13/06/2025
Property Type: Unit



10/30 Richardson St ESSENDON 3040 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$335,000
Method: Private Sale
Date: 27/05/2025
Property Type: Apartment