Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	13/2 St Kinnord Street, Aberfeldie Vic 3040
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Aberfeldie
Period - From	30/06/2024	to	29/06/2025	So	ource	Property	v 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

Ad	dress 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 comparableproperties 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
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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)

a

Agent Comments

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

Property Type: Apartment

3/137a Woodland St ESSENDON 3040 (REI)

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Agent Comments

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



10/30 Richardson St ESSENDON 3040 (REI)

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Price: \$335,000 **Method:** Private Sale **Date:** 27/05/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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