

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

16 Aberfeldie Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$4,890,000

Median sale price

Median price

\$1,942,000

Property Type

House

Suburb

Aberfeldie

Period - From

23/06/2024

to

22/06/2025

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	23 Clifton St ABERFELDIE 3040	\$4,570,000	13/02/2025
2			
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:

23/06/2025 10:27



 5  3  5

Property Type: House (Res)
Land Size: 963 sqm approx
Agent Comments

Indicative Selling Price
\$4,890,000
Median House Price
23/06/2024 - 22/06/2025: \$1,942,000

Comparable Properties



23 Clifton St ABERFELDIE 3040 (REI/VG)

Agent Comments

 5  4  6

Price: \$4,570,000
Method: Expression of Interest
Date: 13/02/2025
Property Type: House (Res)
Land Size: 753 sqm approx

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.