

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$330,000

### Median sale price

Median price

\$444,085

Property Type

Unit

Suburb

Aberfeldie

Period - From

29/07/2024

to

28/07/2025

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	11/37 St Kinnord St ABERFELDIE 3040	\$343,000	10/07/2025
2	5/2 St Kinnord St ABERFELDIE 3040	\$325,000	01/07/2025
3	3/2 St Kinnord St ABERFELDIE 3040	\$370,000	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:

29/07/2025 13:28