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 or locality and postcode	358 Autumn Street, Herne Hill Vic 3218

Indicative selling price

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

Range between $649,000 & $699,000

Median sale price

Median price $720,000 Property Type House Suburb Herne Hill

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 18 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	41 Derby Rd HERNE HILL 3218	$667,000	05/03/2025
2	47 Itkeston St HERNE HILL 3218	$660,000	28/02/2025
3	48 Kedleston Rd HERNE HILL 3218	$655,000	24/02/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07/04/2025 10:01

358 Autumn Street, Herne Hill Vic 3218



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$649,000 - $699,000
Median House Price
March quarter 2025: $720,000

Comparable Properties



41 Derby Rd HERNE HILL 3218 (REI)

3 1 2

Price: $667,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 709 sqm approx

Agent Comments



47 Itkeston St HERNE HILL 3218 (REI)

3 1 4

Price: $660,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 562 sqm approx

Agent Comments



48 Kedleston Rd HERNE HILL 3218 (VG)

3 - -

Price: $655,000
Method: Sale
Date: 24/02/2025
Property Type: House (Res)
Land Size: 511 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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