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	7 Aberfeldie Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,942,000 Property Type House Suburb Aberfeldie

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	28 Scott St ESSENDON 3040	$2,300,000	30/08/2025
2	27 Spencer St ESSENDON 3040	$2,250,000	14/06/2025
3	5 Hudson St MOONEE PONDS 3039	$2,230,000	31/05/2025

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: 16/09/2025 17:15

7 Aberfeldie Street, Aberfeldie Vic 3040

JellisCraig

Lara Harris
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4 2 2

Property Type: House

Agent Comments

Family home on large allotment

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2025: $1,942,000

Comparable Properties



28 Scott St ESSENDON 3040 (REI)

4 2 4

Price: $2,300,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Neighbouring Suburb, same accommodation and similar location



27 Spencer St ESSENDON 3040 (REI)

4 2 4

Price: $2,250,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Neighbouring Suburb, same accommodation and similar location



5 Hudson St MOONEE PONDS 3039 (REI)

4 3 1

Price: $2,230,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Neighbouring Suburb, same accommodation and similar location

REIV THE DIFFERENCE | propertydata.com.au

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