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	1 VALENCIA STREET ABERFELDIE VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,380,000	&	$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,850,000	Property type	House	Suburb	Aberfeldie
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
7 TAMAR STREET ABERFELDIE VIC 3040	$1,600,000	10-Jul-25
10 KNIGHT STREET ABERFELDIE VIC 3040	$1,432,000	24-Apr-25
172 HOLMES ROAD MOONEE PONDS VIC 3039	$1,492,500	29-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 17 October 2025

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7 TAMAR STREET ABERFELDIE VIC 3040

2 1 1

Sold Price **$1,600,000** Sold Date **10-Jul-25**

Distance **0.12km**



10 KNIGHT STREET ABERFELDIE VIC 3040

3 1 1

Sold Price **$1,432,000** Sold Date **24-Apr-25**

Distance **0.48km**



172 HOLMES ROAD MOONEE PONDS VIC 3039

3 2 2

Sold Price RS **$1,492,500** UN Sold Date **29-Apr-25**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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