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 and postcode	3 Castleton Road, Herne Hill VIC 3218

Indicative selling price

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

Range between $739,000 & $769,000

Median sale price

Median price $755,000 Property Type House Suburb Herne Hill

Period - From 27/07/2025 to 25/01/2026 Source Cotality™

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Buxton Road Herne Hill VIC 3218	$740,000	14/12/2025
16 Willana Avenue Hamlyn Heights VIC 3215	$775,000	25/11/2025
52 Graylea Avenue Herne Hill VIC 3218	$730,000	16/12/2025

This Statement of Information was prepared on: 27/01/2026