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	3/45 COMBERMERE 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Aberfeldie
Period-from	01 Jun 2025	to	31 May 2026	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
1/28A ABERFELDIE STREET ABERFELDIE VIC 3040	$625,000	19-Jun-25
4/28A ABERFELDIE STREET ABERFELDIE VIC 3040	$590,000	24-Jun-25
5/19 CORIO STREET MOONEE PONDS VIC 3039	$590,000	05-Aug-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: 05 June 2026

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1/28A ABERFELDIE STREET ABERFELDIE VIC 3040

2 1 1

Sold Price **$625,000** Sold Date **19-Jun-25**

Distance **0.06km**



4/28A ABERFELDIE STREET ABERFELDIE VIC 3040

2 1 1

Sold Price **$590,000** Sold Date **24-Jun-25**

Distance **0.06km**



5/19 CORIO STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price Sold Date **05-Aug-25**

Distance **0.38km**

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

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