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	12 Aberfeldie Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price $1,850,000 Property Type House Suburb Aberfeldie

Period - From 01/04/2025 to 31/03/2026 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	84 Park St MOONEE PONDS 3039	$3,750,000	21/03/2026
2	73 Market St ESSENDON 3040	$3,760,000	11/02/2026
3	45 Ardmillan Rd MOONEE PONDS 3039	$4,635,000	29/01/2026

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: 26/05/2026 12:27

12 Aberfeldie Street, Aberfeldie Vic 3040

JellisCraig

John Morello
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5 3 4

Property Type: House
Land Size: 1485 sqm approx

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
Year ending March 2026: $1,850,000

Agent Comments

Step into timeless elegance through a grand entrance framed by leadlight windows and soaring pressed metal ceilings. This remarkable home is rich in period charm, featuring marble fireplaces, polished floorboards, and intricate detailing throughout.

Comparable Properties



84 Park St MOONEE PONDS 3039 (REI)

4 1 6

Price: $3,750,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 1255 sqm approx

Agent Comments

Both properties are located in a prime position, just in neighbouring suburbs and showcase larger land content. Inferior as the property lacks an additional bedroom and bathroom zone. Superior as more off street parking options.



73 Market St ESSENDON 3040 (REI)

4 4 4

Price: $3,760,000
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 842 sqm approx

Agent Comments

Both properties share the same accommodation. Superior as the property is more modern internally, which may be in favour for most. Inferior as much smaller land content.



45 Ardmillan Rd MOONEE PONDS 3039 (REI)

4 2 6

Price: $4,635,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 752 sqm approx

Agent Comments

Both properties share an ideal location for most. Same accommodation. Superior as more modern internally; throughout. Inferior land content.

REIV THE DIFFERENCE

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