

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

10 Knight Street, Aberfeldie Vic 3040

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,930,000

Property Type

House

Suburb

Aberfeldie

Period - From

02/04/2024

to

01/04/2025

Source

Property Data

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	34 Coghlan St NIDDRIE 3042	\$1,400,000	29/03/2025
2	261 Maribyrnong Rd ASCOT VALE 3032	\$1,600,000	25/02/2025
3			

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:

02/04/2025 12:13



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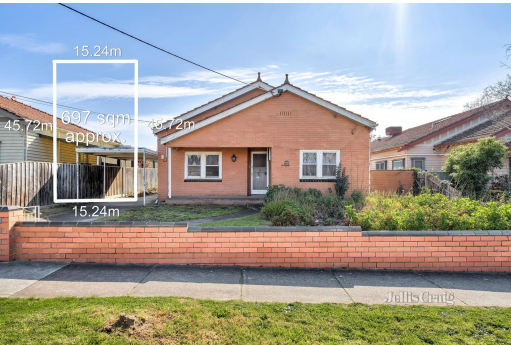
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Indicative Selling Price

\$1,495,000

Median House Price

02/04/2024 - 01/04/2025: \$1,930,000



3 1 1

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Comparable Properties



34 Coghlan St NIDDRIE 3042 (REI)

4 1 1

Price: \$1,400,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

One additional bedroom, but land generous land size like 10 Knight Street and condition similar also. A renovation/redevelopment opportunity



261 Maribyrnong Rd ASCOT VALE 3032 (REI)

4 1 1

Price: \$1,600,000
Method: Private Sale
Date: 25/02/2025
Property Type: House (Res)
Land Size: 787 sqm approx

Agent Comments

One additional bedroom, but land generous land size like 10 Knight Street and condition similar also. A renovation/redevelopment opportunity

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.

Account - Jellis Craig | P: 03 9387 5888



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