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	42 Kedleston Road, Herne Hill VIC 3218

Indicative selling price

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

Range between $649,000 & $679,000

Median sale price

Median price $686,500 Property Type House Suburb Herne Hill

Period - From 14/10/2024 to 13/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
48 Kedleston Road Herne Hill VIC 3218	$655,000	24/02/2025
16 Tahara Street Hamlyn Heights VIC 3215	$687,000	18/12/2024
301 Autumn Street Newtown VIC 3220	$680,000	20/11/2024

This Statement of Information was prepared on: 14/04/2025