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 Stafford Street, Herne Hill VIC 3218

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $682,000 Property Type House Suburb Herne Hill

Period - From 17/08/2024 to 16/02/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the 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
54 Kedleston Road Herne Hill VIC	$686,500	03/10/2024
17 Kedleston Road Herne Hill VIC	$640,000	08/11/2024
1 Kedleston Road Herne Hill VIC	$621,000	30/10/2024

This Statement of Information was prepared on: 17/02/2025