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<br>Including suburb and postcode | 5 Itkeston Street, Herne Hill VIC 3218 |

## Indicative selling price

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

Range between $685,000 & $745,000

## Median sale price

Median price $677,000 Property Type House Suburb Herne Hill

Period - From 17/09/2024 to 16/03/2025 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 |
|---|---|---|
| 189 Church Street Manifold Heights VIC 3218 | $700,000 | 10/12/2024 |
| 38 Itkeston Street, Herne Hill, Vic 3218 | $730,000 | 15/02/2025 |
| 2 Heytesbury Street, Herne Hill, Vic 3218 | $700,000 | 04/11/2024 |

This Statement of Information was prepared on: 17/03/2025