Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Maurice Street, Herne Hill VIC 3218

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $688,750 Property Type House Suburb Herne Hill

Period - From 16/12/2024 to 15/06/2025 Source core_logic

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

A* These are the three properties sold within five kilometres of the property for 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
41 Derby Road Herne Hill VIC 3218	$667,000	11/03/2025
29 Heather Street Hamlyn Heights VIC 3215	$685,000	17/02/2025
16 Tahara Street Hamlyn Heights VIC 3215	$687,000	18/12/2024

This Statement of Information was prepared on: 16/06/2025