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	1 Derby Road, Herne Hill VIC 3218

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

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

Period - From 28/10/2024 to 27/04/2025 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
189 Church Street Manifold Heights VIC 3218	$700,000	10/12/2024
14 Panorama Road, Herne Hill, Vic 3218	$700,000	29/03/2025
38 Itkeston Street, Herne Hill, Vic 3218	$730,000	15/02/2025

This Statement of Information was prepared on: 28/04/2025