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	58 Kedleston Road, Herne Hill VIC 3218

Indicative selling price

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

Range between $530,000 & $580,000

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 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
20 Anakie Road Bell Park VIC 3215	$555,000	30/01/2025
211-213 Anakie Road Bell Post Hill VIC 3215	$575,000	21/03/2025
27 Barton Street Bell Park VIC 3215	$550,000	19/02/2025

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