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	4/11 St Kinnord Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $582,000 Property Type Unit Suburb Aberfeldie

Period - From 18/08/2024 to 17/08/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/389 Buckley St ABERFELDIE 3040	$590,000	12/08/2025
2	4/28a Aberfeldie St ABERFELDIE 3040	$590,000	24/06/2025
3	5/8 Arthur St ABERFELDIE 3040	$582,000	25/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/08/2025 11:50

4/11 St Kinnord Street, Aberfeldie Vic 3040

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2 1 1

Property Type: Villa

Agent Comments

Nestled in a prestigious pocket with lifestyle attractions just moments away, this beautifully updated villa unit is a standout example of classic charm combined with modern comfort.

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
18/08/2024 - 17/08/2025: $582,000

Comparable Properties



5/389 Buckley St ABERFELDIE 3040 (REI)

2 1 1

Price: $590,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments

Both properties have the same accommodation. Superior as the property has a larger internal space. Inferior location with balcony only.

4/28a Aberfeldie St ABERFELDIE 3040 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 24/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar style property, both villa's present a single level in a great street. Inferior as no parking space.



5/8 Arthur St ABERFELDIE 3040 (REI/VG)

2 1 1

Price: $582,000
Method: Sold Before Auction
Date: 25/04/2025
Property Type: Unit

Agent Comments

Both properties are similar in size and offer the same accommodation.

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