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	19 Maurice Street, Herne Hill VIC 3218

Indicative selling price

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

Range between $799,000 & $849,000

Median sale price

Median price $702,500 Property Type House Suburb Herne Hill

Period - From 14/02/2025 to 13/08/2025 Source price_finder

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
56b Itkeston Street Herne Hill VIC	$785,000	21/07/2025
1/396 Autumn Street Herne Hill	$793,000	09/05/2025
3/36 Heytesbury Street Herne Hill	$820,000	18/03/2025

This Statement of Information was prepared on: 14/08/2025