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	393 Buckley Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,936,000 Property Type House Suburb Aberfeldie

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 Clydebank Rd ESSENDON WEST 3040	$1,300,000	05/07/2025
2	47 Beaver St ABERFELDIE 3040	$1,275,000	01/07/2025
3	337 Buckley St ABERFELDIE 3040	$1,250,000	27/06/2025

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: 11/09/2025 11:56

393 Buckley Street, Aberfeldie Vic 3040

JellisCraig

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3 2 3

Property Type: House
Land Size: 715 sqm approx

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
Year ending June 2025: $1,936,000

Agent Comments

This comfortable home in the heart of Essendon blends classic charm with everyday practicality. Featuring intricate ornate finishes and protected by a heritage overlay, the property offers a unique sense of character in a highly desirable location.

Comparable Properties



5 Clydebank Rd ESSENDON WEST 3040 (REI)

4 1 2

Price: $1,300,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments

Both properties are within close proximity to each other. Inferior as the property lacks an additional bathroom space. Superior as the property has an extra bedroom space.



47 Beaver St ABERFELDIE 3040 (REI/VG)

3 2 1

Price: $1,275,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: House (Res)
Land Size: 228 sqm approx

Agent Comments

Both properties share the same accommodation internally. Inferior as much smaller land content. Superior street location.



337 Buckley St ABERFELDIE 3040 (REI/VG)

4 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments

Both properties share the same road, and are in very close proximity to each other. Superior as the property hosts an additional bedroom space. Inferior as much smaller land content.

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