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	5/35-37 Fraser Street, Herne Hill VIC 3218

Indicative selling price

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

Range between $389,000 & $419,000

Median sale price

Median price $398,000 Property Type Unit Suburb Herne Hill

Period - From 08/06/2025 to 07/12/2025 Source Cotality™

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
3/127 Minerva Road Herne Hill VIC 3218	$395,000	20/08/2025
8/128 Elizabeth Street Geelong West VIC 3218	$400,000	03/10/2025
3/13 Volum Street Manifold Heights VIC 3218	$400,000	13/06/2025

This Statement of Information was prepared on: 08/12/2025