

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 Allan Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,840,000 Property Type House Suburb Aberfeldie

Period - From 01/10/2025 to 31/12/2025 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	27 Albert St NIDDRIE 3042	\$1,585,000	25/02/2026
2	26 Clifton St ABERFELDIE 3040	\$1,580,000	16/12/2025
3	5 Mcphail St ESSENDON 3040	\$1,680,000	16/10/2025

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:

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2025: \$1,840,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



27 Albert St NIDDRIE 3042 (REI)

4 3 1

Price: \$1,585,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Agent Comments

Offering similar accommodation.
Similar style property.



26 Clifton St ABERFELDIE 3040 (REI)

4 2 4

Price: \$1,580,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Agent Comments

Within close proximity to the property.
Offering comparable accommodation.



5 Mcphail St ESSENDON 3040 (REI/VG)

4 3 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 255 sqm approx

Agent Comments

Better floor plan, offering comparable
accommodation

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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