

## 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

29 ARTHUR STREET ABERFELDIE VIC 3040

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,845,000

Property type

House

Suburb

Aberfeldie

Period-from

01 Apr 2025

to

31 Mar 2026

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 6 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

3 LINCOLN ROAD ESSENDON VIC 3040	\$1,510,000	21-Feb-26
86 COOPER STREET ESSENDON VIC 3040	\$1,900,000	02-Feb-26
29 AFTON STREET ABERFELDIE VIC 3040	\$1,705,000	07-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 16 April 2026



## 3 LINCOLN ROAD ESSENDON VIC 3040

Sold Price

<sup>RS</sup> \$1,510,000

Sold Date

21-Feb-26

- - -

Distance

1.4km



## 86 COOPER STREET ESSENDON VIC 3040

Sold Price

\$1,900,000

Sold Date

02-Feb-26

3 1 1

Distance

1.4km



## 29 AFTON STREET ABERFELDIE VIC 3040

Sold Price

\$1,705,000

Sold Date

07-Dec-25

3 3 2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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