

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 32 Allan Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

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	20 Beatrice Av ABERFELDIE 3040	\$2,770,000	20/11/2025
2	11a Crown Tce ASCOT VALE 3032	\$2,900,000	06/09/2025
3	17 Severn St MOONEE PONDS 3039	\$2,600,000	05/09/2025

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: 27/01/2026 16:13



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Property Type: House (Res)

Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
December quarter 2025: \$1,840,000

Comparable Properties



20 Beatrice Av ABERFELDIE 3040 (REI)

Agent Comments

 6  3  2

Price: \$2,770,000

Method: Private Sale

Date: 20/11/2025

Property Type: House (Res)



11a Crown Tce ASCOT VALE 3032 (REI)

Agent Comments

 4  4  4

Price: \$2,900,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 501 sqm approx



17 Severn St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  3

Price: \$2,600,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 213 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655