

## 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

8 TAMAR 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

\$1,550,000

&

\$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 Feb 2025

to

31 Jan 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

393 BUCKLEY STREET ABERFELDIE VIC 3040	\$1,505,000	11-Oct-25
1 VALENCIA STREET ABERFELDIE VIC 3040	\$1,586,000	14-Nov-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.

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Romi Sleiman  
 P 03 9305 5533  
 M 0452266369  
 E rsleiman@barryplant.com.au



**393 BUCKLEY STREET  
 ABERFELDIE VIC 3040**

 3  2  1

Sold Price **\$1,505,000** Sold Date **11-Oct-25**

Distance **0.61km**



**1 VALENCIA STREET ABERFELDIE  
 VIC 3040**

 3  2  2

Sold Price <sup>RS</sup> **\$1,586,000** <sup>UN</sup> Sold Date **14-Nov-25**

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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