

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

4 Clifton Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,920,000 & \$2,100,000

Median sale price

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

Period - From 01/01/2025 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	165 Buckley St ESSENDON 3040	\$2,180,000	21/02/2026
2	86 Ogilvie St ESSENDON 3040	\$2,106,000	21/02/2026
3	7 Aberfeldie St ABERFELDIE 3040	\$2,380,000	18/10/2025

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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 4  3  3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 535 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,920,000 - \$2,100,000
Median House Price
Year ending December 2025: \$1,840,000

Comparable Properties



165 Buckley St ESSENDON 3040 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 508 sqm approx



86 Ogilvie St ESSENDON 3040 (REI)

[Agent Comments](#)

 4  2  4

Price: \$2,106,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



7 Aberfeldie St ABERFELDIE 3040 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,380,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Account - Whitefox Real Estate | P: 96459699



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