

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

21 Aberdeen Street, Aberfeldie Vic 3040

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,835,000

Property Type House

Suburb Aberfeldie

Period - From 01/07/2025

to

30/06/2026

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		
2		
3		

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:

05/08/2026 16:20

21 Aberdeen Street, Aberfeldie Vic 3040

JellisCraig

Christian Ianchello
0433 627 462

christianianchello@jellisrcraig.com.au



3 1

Property Type: House

Agent Comments

House | Weather Board - Updated Condition 3 Bedroom 1 Bathroom No Car space on title Small Corner Block of Aberdeen and Alma Street

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

Year ending June 2026: \$1,835,000

Comparable Properties

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.

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



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