

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2B Azilemot Avenue, Herne Hill, Vic 3218

Indicative selling price

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

range between

\$740,000

&

\$780,000

Median sale price

Median price

\$807,500

Property type

House

Suburb

Herne Hill

Period - From

01/09/2025

to

31/08/2026

Source



PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
56B Itkeston St, Herne Hill, VIC 3218	\$785,000	11/07/2025
2/72-74 Vines Rd, Hamlyn Heights, VIC 3215	\$749,000	10/12/2025
39 Paul Street, Hamlyn Heights, VIC 3215	\$756,000	27/03/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 03/09/2026