

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

3/45 COMBERMERE STREET ABERFELDIE VIC 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Aberfeldie

Period-from

01 May 2025

to

30 Apr 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

5/45 COMBERMERE STREET ABERFELDIE VIC 3040	\$650,000	22-Aug-25
1/28A ABERFELDIE STREET ABERFELDIE VIC 3040	\$625,000	19-Jun-25
4/11 ST KINNORD STREET ABERFELDIE VIC 3040	\$600,000	06-Sep-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.~~

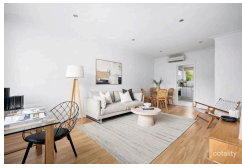
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**5/45 COMBERMERE STREET
ABERFELDIE VIC 3040**

2 1 1

Sold Price **\$650,000** Sold Date **22-Aug-25**

Distance **0km**



**1/28A ABERFELDIE STREET
ABERFELDIE VIC 3040**

2 1 1

Sold Price **\$625,000** Sold Date **19-Jun-25**

Distance **0.06km**



**4/11 ST KINNORD STREET
ABERFELDIE VIC 3040**

2 1 1

Sold Price **\$600,000** Sold Date **06-Sep-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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