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 (*Delete single price or range as applicable)

Single Price	$1,699,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,840,000	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
1 VALENCIA STREET ABERFELDIE VIC 3040	$1,586,000	14-Nov-25
393 BUCKLEY STREET ABERFELDIE VIC 3040	$1,505,000	11-Oct-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.

This Statement of Information was prepared on: 27 February 2026

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1 VALENCIA STREET ABERFELDIE VIC 3040

3 2 2

Sold Price RS **$1,586,000** UN

Sold Date **14-Nov-25**

Distance **0.16km**



393 BUCKLEY STREET ABERFELDIE VIC 3040

3 2 1

Sold Price **$1,505,000**

Sold Date **11-Oct-25**

Distance **0.61km**

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

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