

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

11 STAVERLY ROAD HERNE HILL VIC 3218

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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Herne Hill

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 18 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 DUNDAS STREET HERNE HILL VIC 3218	\$680,000	17-Jun-26
136B CHURCH STREET HAMLYN HEIGHTS VIC 3215	\$737,000	13-Nov-25
68A VINES ROAD HAMLYN HEIGHTS VIC 3215	\$690,000	20-Feb-26

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 18 months.~~

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**5 DUNDAS STREET HERNE HILL
VIC 3218**

 3  1  1

Sold Price **\$680,000** Sold Date **17-Jun-26**

Distance **0.09km**



**136B CHURCH STREET HAMLYN
HEIGHTS VIC 3215**

 3  1  1

Sold Price **\$737,000** Sold Date **13-Nov-25**

Distance **1.01km**



**68A VINES ROAD HAMLYN
HEIGHTS VIC 3215**

 3  1  2

Sold Price **\$690,000** Sold Date **20-Feb-26**

Distance **1.2km**

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

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