

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 611D/615 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2024 to 31/12/2024 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	709/4 Acacia PI ABBOTSFORD 3067	\$305,000	18/12/2024
2	3/36 Davison St RICHMOND 3121	\$300,000	30/11/2024
3	3/26 Gardner St RICHMOND 3121	\$290,000	20/09/2024

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: 11/02/2025 10:01



Property Type:
Agent Comments

Indicative Selling Price
\$295,000 - \$320,000
Median Unit Price
Year ending December 2024: \$530,000

Comparable Properties



709/4 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 18/12/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

3/36 Davison St RICHMOND 3121 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 30/11/2024
Property Type: Apartment



3/26 Gardner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit

Account - Bow Residential | P: (03) 8672 2942