

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

308b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Abbotsford

Period - From 18/03/2024 to 17/03/2025 Source Property Data

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	923/627 Victoria St ABBOTSFORD 3067	\$350,000	13/03/2025
2	414/1 Acacia PI ABBOTSFORD 3067	\$345,000	03/03/2025
3	710/6 Acacia PI ABBOTSFORD 3067	\$337,000	28/02/2025

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:

18/03/2025 16:34



Max Hedley
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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

18/03/2024 - 17/03/2025: \$505,000



Property Type:

Agent Comments

Comparable Properties



923/627 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



414/1 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment



710/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$337,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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