

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

108/11 FLOCKHART STREET ABBOTSFORD VIC 3067

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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

201/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$445,000	07-Feb-25
411/11 FLOCKHART STREET ABBOTSFORD VIC 3067	\$450,000	23-Mar-25
301/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$425,000	18-Jan-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: 09 April 2025

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**201/5 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

^{RS} **\$445,000** Sold Date **07-Feb-25**

Distance **0km**



411/11 Flockhart Street, Abbotsford
VIC 3067

**411/11 FLOCKHART STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

^{RS} **\$450,000** Sold Date **23-Mar-25**

Distance **0km**



**301/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

2 1 1

Sold Price

\$425,000 Sold Date **18-Jan-25**

Distance **0.13km**

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

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