

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

604B/609-615 VICTORIA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,141,250

Property type

House

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

203B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$605,000	28-Oct-24
415A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$658,000	26-Nov-24
818A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$628,000	09-Nov-24

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: 02 April 2025

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**203B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price

\$605,000

Sold Date

28-Oct-24

Distance

0km



**415A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price

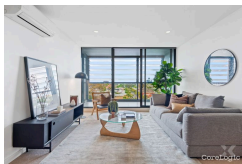
\$658,000

Sold Date

26-Nov-24

Distance

0km



**818A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price

\$628,000

Sold Date

09-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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