

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

1/55 Abbotsford Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,086,250 Property Type Townhouse Suburb West Melbourne

Period - From 01/11/2023 to 31/10/2024 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	26 Baillie St NORTH MELBOURNE 3051	\$1,400,000	26/10/2024
2	26 Little Baillie St NORTH MELBOURNE 3051	\$1,410,000	18/07/2024
3	1/28 Erskine St NORTH MELBOURNE 3051	\$1,283,000	13/06/2024

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:

01/11/2024 09:52



 3
  2
  1

Property Type: Townhouse

Agent Comments

One of only four in a boutique warehouse conversion, this remarkable residence combines an adaptable triple-storey design with a stunning fitout to deliver a lifestyle of executive perfection in a thriving West Melbourne neighbourhood.

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median Townhouse Price

01/11/2023 - 31/10/2024: \$1,086,250

Comparable Properties



26 Baillie St NORTH MELBOURNE 3051 (REI)

Agent Comments

 3
  2
  1

Similar Accommodation. Superior Outside area.

Price: \$1,400,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)



26 Little Baillie St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 3
  -
  -

Similar Accommodation. Superior Outside Area.

Price: \$1,410,000

Method: Private Sale

Date: 18/07/2024

Property Type: House (Res)

Land Size: 62 sqm approx



1/28 Erskine St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 3
  2
  1

Similar Accommodation. Inferior condition.

Price: \$1,283,000

Method: Auction Sale

Date: 13/06/2024

Property Type: Townhouse (Res)

Account - Lucas Mills Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.