

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

11a Mayfield Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$970,000

&

\$1,065,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Abbotsford

Period - From 01/10/2024

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	7/146 Noone St CLIFTON HILL 3068	\$1,065,000	01/03/2025
2	15/1-5 Lyndhurst St RICHMOND 3121	\$1,000,000	08/02/2025
3	6/1-5 Lyndhurst St RICHMOND 3121	\$1,088,000	07/12/2024

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:

11/03/2025 11:01



2 2 1

Property Type:

Land Size: 50 sqm approx

Agent Comments

Comparable Properties



7/146 Noone St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 1

Price: \$1,065,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



15/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)



6/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,088,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Townhouse (Res)