

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

8/43 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$524,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

03/02/2024

to

02/02/2025

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	3/122 Roseneath St CLIFTON HILL 3068	\$1,140,000	23/11/2024
2	127/56 Nicholson St ABBOTSFORD 3067	\$1,110,000	01/11/2024
3	1/20 Leslie St RICHMOND 3121	\$1,160,000	09/10/2024

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:

03/02/2025 12:34



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
03/02/2024 - 02/02/2025: \$524,500

Comparable Properties



3/122 Roseneath St CLIFTON HILL 3068 (REI)

Agent Comments

3 2 1

Price: \$1,140,000
Method: Private Sale
Date: 23/11/2024
Property Type: Townhouse (Single)



127/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000
Method: Private Sale
Date: 01/11/2024
Property Type: Townhouse (Single)



1/20 Leslie St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Sold Before Auction
Date: 09/10/2024
Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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