

## 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

8/165 GIPPS STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 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

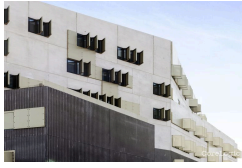
Date of sale

303/316 JOHNSTON STREET ABBOTSFORD VIC 3067	\$700,000	26-Sep-24
416A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$662,500	10-Sep-24
508/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$697,500	28-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: 05 February 2025



**303/316 JOHNSTON STREET  
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$700,000** Sold Date **26-Sep-24**

Distance **0.63km**



**416A/609-615 VICTORIA STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$662,500** Sold Date **10-Sep-24**

Distance **1.33km**



**508/88 TRENERRY CRESCENT  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$697,500** Sold Date **28-Nov-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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