

# 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 2/92-94 Charles 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$596,000 Property Type Unit 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	602/39 Appleton St RICHMOND 3121	\$575,000	01/03/2025
2	4/165 Noone St CLIFTON HILL 3068	\$620,000	25/02/2025
3	112/55 Islington St COLLINGWOOD 3066	\$550,000	21/02/2025

**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: 18/03/2025 14:16



**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2024: \$596,000

## Comparable Properties



**602/39 Appleton St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$575,000

**Method:** Private Sale

**Date:** 01/03/2025

**Property Type:** Apartment



**4/165 Noone St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 25/02/2025

**Property Type:** Apartment



**112/55 Islington St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 21/02/2025

**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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