

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 201/372 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$425,000 & \$465,000

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	706/68 Cambridge St COLLINGWOOD 3066	\$446,000	27/12/2024
2	409/68 Cambridge St COLLINGWOOD 3066	\$490,000	04/10/2024
3	202/160 Argyle St FITZROY 3065	\$425,000	20/09/2024

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: 13/02/2025 13:19



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

December quarter 2024: \$596,000

Comparable Properties



706/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$446,000

Method: Private Sale

Date: 27/12/2024

Property Type: Apartment



409/68 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$490,000

Method: Private Sale

Date: 04/10/2024

Property Type: Apartment



202/160 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Sold Before Auction

Date: 20/09/2024

Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255