

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

G09/627 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2024

to

28 Feb 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

321/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$475,000	20-Sep-24
224/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$470,000	20-Oct-24
421/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$504,500	18-Oct-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: 03 March 2025



**321/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$475,000** Sold Date **20-Sep-24**

Distance **0.03km**



**224/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$470,000** Sold Date **20-Oct-24**

Distance **0.03km**



**421/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$504,500** Sold Date **18-Oct-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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