

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

1/87-89 STAFFORD 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

13/39-45 SOMERSET STREET RICHMOND VIC 3121	\$327,500	20-Feb-25
4/32 DWYER STREET CLIFTON HILL VIC 3068	\$353,000	16-May-25
13/53-55 NAPIER STREET FITZROY VIC 3065	\$320,000	10-Apr-25

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: 04 August 2025



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**13/39-45 SOMERSET STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$327,500** Sold Date **20-Feb-25**

Distance **1.68km**



**4/32 DWYER STREET CLIFTON
HILL VIC 3068**

1 1 1

Sold Price **\$353,000** Sold Date **16-May-25**

Distance **1.64km**



**13/53-55 NAPIER STREET FITZROY
VIC 3065**

1 1 1

Sold Price **\$320,000** Sold Date **10-Apr-25**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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