

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

108/1 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$570,000 & \$600,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Abbotsford

Period - From 28/05/2024 to 27/05/2025 Source Property Data

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	103/118 Vere St ABBOTSFORD 3067	\$593,000	13/05/2025
2	513/8 Grosvenor St ABBOTSFORD 3067	\$575,000	27/03/2025
3	711A/609 Victoria St ABBOTSFORD 3067	\$600,000	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:

28/05/2025 22:34



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Property Type: Apartment
Land Size: 70 SQM sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$600,000
Median Unit Price
28/05/2024 - 27/05/2025: \$515,000

Comparable Properties



103/118 Vere St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$593,000
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment

513/8 Grosvenor St ABBOTSFORD 3067 (VG)

Agent Comments

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Price: \$575,000
Method: Sale
Date: 27/03/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

711A/609 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 21/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit