

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

109/63 WILLIAM 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2024

to

30 Sep 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

109/118 VERE STREET ABBOTSFORD VIC 3067	\$720,000	08-Jul-25
108/118 VERE STREET ABBOTSFORD VIC 3067	\$750,000	16-Jun-25
702/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$727,000	02-Jul-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: 16 October 2025

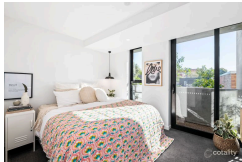


**109/118 VERE STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$720,000** Sold Date **08-Jul-25**

Distance **0.68km**



**108/118 VERE STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$750,000** Sold Date **16-Jun-25**

Distance **0.68km**



**702/251 JOHNSTON STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$727,000** Sold Date **02-Jul-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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