

## 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

201/627 VICTORIA STREET ABBOTSFORD VIC 3067

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2024

to

31 May 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

8/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$475,000	19-Apr-24
221/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$470,000	11-Jun-24
224/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$470,000	20-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: 02 June 2025



## 8/627 VICTORIA STREET ABBOTSFORD VIC 3067

1 1 -

Sold Price **\$475,000** Sold Date **19-Apr-24**

Distance **0km**

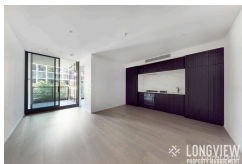


## 221/627 VICTORIA STREET ABBOTSFORD VIC 3067

1 1 -

Sold Price **\$470,000** Sold Date **11-Jun-24**

Distance **0km**



## 224/627 VICTORIA STREET ABBOTSFORD VIC 3067

1 1 -

Sold Price Sold Date **20-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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