Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	220/13 Acacia Place, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$675,000	&	\$725,000
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Median sale price

Median price	\$529,500	Pro	perty Type U	nit		Suburb	Abbotsford
Period - From	22/10/2024	to	21/10/2025	So	urce	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	166/73 River St RICHMOND 3121	\$710,000	23/09/2025
2	101/5 Kennedy Av RICHMOND 3121	\$700,000	17/09/2025
3	305/63 William St ABBOTSFORD 3067	\$710,000	10/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/10/2025 08:22





Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au

Indicative Selling Price \$675,000 - \$725,000 Median Unit Price 22/10/2024 - 21/10/2025: \$529,500





Comparable Properties



166/73 River St RICHMOND 3121 (REI)

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Agent Comments

Price: \$710,000 Method: Private Sale Date: 23/09/2025

Property Type: Apartment



101/5 Kennedy Av RICHMOND 3121 (REI)

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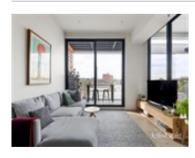


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Agent Comments

Price: \$700,000 **Method:** Private Sale **Date:** 17/09/2025

Property Type: Apartment



305/63 William St ABBOTSFORD 3067 (REI)

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Price: \$710,000

Method: Sold Before Auction

Date: 10/09/2025

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



