

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

226/6 ACACIA PLACE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jan 2025

to

31 Dec 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

203/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$300,000	26-Aug-25
102/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$332,000	20-Aug-25
201/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$351,000	21-Sep-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: 05 January 2026



**203/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$300,000** Sold Date **26-Aug-25**

Distance **0km**



**102/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$332,000** Sold Date **20-Aug-25**

Distance **0km**



**201/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 -

Sold Price **\$351,000** Sold Date **21-Sep-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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