

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

303/20 SHAMROCK 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2024

to

31 Aug 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

308B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

\$360,000

03-Apr-25

621/4 ACACIA PLACE ABBOTSFORD VIC 3067

\$380,000

31-Jul-25

517/1 ACACIA PLACE ABBOTSFORD VIC 3067

\$375,000

19-Mar-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: 08 September 2025



**308B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 1

Sold Price

\$360,000

Sold Date

03-Apr-25

Distance

0.1km



**621/4 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 1

Sold Price

^{RS} **\$380,000**

Sold Date

31-Jul-25

Distance

0.55km



**517/1 ACACIA PLACE
ABBOTSFORD VIC 3067**

1 1 1

Sold Price

\$375,000

Sold Date

19-Mar-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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