

## 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

323/4 ACACIA PLACE 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2024

to

30 Apr 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

28/70A CHURCH STREET HAWTHORN VIC 3122	\$550,000	07-Dec-24
10/35 HILL STREET HAWTHORN VIC 3122	\$536,000	01-Mar-25
601/205 BURNLEY STREET RICHMOND VIC 3121	\$505,000	22-Apr-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: 20 May 2025

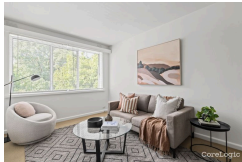


## 28/70A CHURCH STREET HAWTHORN VIC 3122

2 1 1

Sold Price **\$550,000** Sold Date **07-Dec-24**

Distance **0.72km**



## 10/35 HILL STREET HAWTHORN VIC 3122

2 1 1

Sold Price **\$536,000** Sold Date **01-Mar-25**

Distance **0.97km**



## 601/205 BURNLEY STREET RICHMOND VIC 3121

2 1 1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **22-Apr-25**

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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