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	36 Lithgow Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,232,500	Pro	perty Type H	louse		Suburb	Abbotsford
Period - From	01/07/2024	to	30/06/2025	S	ource	REIV	

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	35 Studley St ABBOTSFORD 3067	\$1,295,000	07/06/2025
2	149 Charles St ABBOTSFORD 3067	\$1,225,000	26/05/2025
3	132 Charles St ABBOTSFORD 3067	\$1,272,500	01/05/2025

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:	21/07/2025 16:59









Property Type: House Land Size: 124 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending June 2025: \$1,232,500

Comparable Properties



35 Studley St ABBOTSFORD 3067 (REI)

Price: \$1,295,000 Method: Auction Sale Date: 07/06/2025

Property Type: House (Res)

Agent Comments

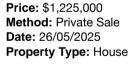


149 Charles St ABBOTSFORD 3067 (REI)





Agent Comments





132 Charles St ABBOTSFORD 3067 (REI/VG)

Method: Private Sale





Price: \$1,272,500

Date: 01/05/2025 Property Type: House Land Size: 158 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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