

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 36 Lithgow Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,267,250 Property Type House Suburb Abbotsford

Period - From 01/10/2024 to 30/09/2025 Source 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 05/12/2025 18:20



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Property Type: House (Res)

Land Size: 124 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending September 2025: \$1,267,250

Comparable Properties



35 Studley St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$1,295,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)



149 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$1,225,000

Method: Private Sale

Date: 26/05/2025

Property Type: House

Land Size: 125 sqm approx



132 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$1,272,500

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 158 sqm approx

Account - VICPROP | P: 03 8888 1011