

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

417/627 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$725,000 & \$795,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Abbotsford

Period - From 27/11/2024

to 26/11/2025

Source Property Data

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	27/80 Trenerry Cr ABBOTSFORD 3067	\$792,500	15/11/2025
2	321/11 Flockhart St ABBOTSFORD 3067	\$760,000	16/07/2025
3			

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:

27/11/2025 16:34



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000 - \$795,000
Median Unit Price
27/11/2024 - 26/11/2025: \$530,000

Comparable Properties



27/80 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$792,500
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



321/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment
Land Size: 93 sqm approx

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.