

# 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

533/20 Shamrock Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2024

to 31/12/2024

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 | 923/627 Victoria St ABBOTSFORD 3067 | \$350,000 | 13/03/2025   |
| 2 | 710/6 Acacia Pl ABBOTSFORD 3067     | \$337,000 | 28/02/2025   |
| 3 | 521/20 Shamrock St ABBOTSFORD 3067  | \$375,000 | 31/01/2025   |

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:

26/03/2025 16:43



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$320,000 - \$350,000  
Median Unit Price  
Year ending December 2024: \$530,000

Comparable Properties



923/627 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 -

Price: \$350,000  
Method: Private Sale  
Date: 13/03/2025  
Property Type: Apartment



710/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

1 1 -

Price: \$337,000  
Method: Private Sale  
Date: 28/02/2025  
Property Type: Apartment

521/20 Shamrock St ABBOTSFORD 3067 (VG)

Agent Comments  
1 bed, 1 bath, 1 car space

1 - -

Price: \$375,000  
Method: Sale  
Date: 31/01/2025  
Property Type: Subdivided Unit/Villa/Townhouse - Single  
OYO Unit