

# 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

603/6 Acacia Place, Abbotsford Vic 3067

### Indicative selling price

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

Single price

\$449,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2025

to

30/06/2025

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	602/6 Acacia PI ABBOTSFORD 3067	\$395,000	26/05/2025
2	226/1 Acacia PI ABBOTSFORD 3067	\$388,000	09/04/2025
3	207/1 Acacia PI ABBOTSFORD 3067	\$430,000	23/03/2025

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:

22/07/2025 17:07



1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$449,000  
Median Unit Price  
June quarter 2025: \$620,000

Comparable Properties



602/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$395,000  
Method: Private Sale  
Date: 26/05/2025  
Property Type: Apartment

226/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$388,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: Apartment



207/1 Acacia PI ABBOTSFORD 3067 (VG)

Agent Comments

1 bed - bath - car -

Price: \$430,000  
Method: Sale  
Date: 23/03/2025  
Property Type: Subdivided Unit/Villa/Townhouse - Single  
OYO Unit