

# 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

608D/615 Victoria 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 \$560,000 & \$595,000

### Median sale price

Median price

\$575,000

Property Type

Unit

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 | 505/20 Burnley St RICHMOND 3121      | \$560,000 | 20/06/2025   |
| 2 | 104A/609 Victoria St ABBOTSFORD 3067 | \$615,000 | 25/05/2025   |
| 3 | 412/4 Acacia Pl ABBOTSFORD 3067      | \$585,000 | 08/05/2025   |

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:

15/10/2025 15:05



2   2   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$595,000  
**Median Unit Price**  
Year ending September 2025: \$575,000

## Comparable Properties



**505/20 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 20/06/2025  
**Property Type:** Apartment



**104A/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 25/05/2025  
**Property Type:** Apartment



**412/4 Acacia Pl ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 08/05/2025  
**Property Type:** Apartment