

# 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

621/4 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)

Range between

\$375,000

&

\$405,000

### Median sale price

Median price

\$497,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/01/2025

to

31/03/2025

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 | 807/609 Victoria St ABBOTSFORD 3067 | \$375,000 | 14/02/2025   |
| 2 | 602/6 Acacia Pl ABBOTSFORD 3067     | \$395,000 | 26/05/2025   |
| 3 | 508/30 Burnley St RICHMOND 3121     | \$418,000 | 28/05/2025   |

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:

24/06/2025 11:37

Daniel Finlayson  
03 9967 8899  
0430 110 348  
daniel.finlayson@belleproperty.com

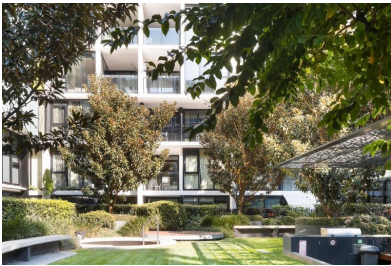


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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$375,000 - \$405,000  
**Median Unit Price**  
March quarter 2025: \$497,000

## Comparable Properties



**807/609 Victoria St ABBOTSFORD 3067 (REI)**

**Agent Comments**

1 1 1

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** Apartment



**602/6 Acacia Pl ABBOTSFORD 3067 (REI)**

**Agent Comments**

1 1 1

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



**508/30 Burnley St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$418,000  
**Method:** Private Sale  
**Date:** 28/05/2025  
**Property Type:** Apartment