

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 802A/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$560,000

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	503/20 Burnley St RICHMOND 3121	\$580,000	12/09/2025
2	104/10 Burnley St RICHMOND 3121	\$550,000	19/08/2025
3	505/20 Burnley St RICHMOND 3121	\$560,000	20/06/2025

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:

28/10/2025 14:48

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Indicative Selling Price
 \$560,000

Median Unit Price

Year ending September 2025: \$575,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



503/20 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 12/09/2025

Property Type: Apartment



104/10 Burnley St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 19/08/2025

Property Type: Unit



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

Account - McGrath Box Hill | P: 03 9889 8800