

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 806/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$591,500 Property Type Unit Suburb Abbotsford

Period - From 01/01/2025 to 31/12/2025 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 | 106/5 Flockhart St ABBOTSFORD 3067 | \$430,000 | 10/03/2026 |
| 2 | 606/30 Burnley St RICHMOND 3121 | \$420,000 | 04/03/2026 |
| 3 | 208/115 Church St RICHMOND 3121 | \$406,000 | 13/02/2026 |

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: 27/03/2026 11:46

806/11 Shamrock Street, Abbotsford Vic 3067



 1  1  1

Rooms: 3
Property Type: Apartment
Land Size: 56 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2025: \$591,500

Comparable Properties



106/5 Flockhart St ABBOTSFORD 3067 (REI)

Agent Comments

 1  1  1

Price: \$430,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment



606/30 Burnley St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

Price: \$420,000
Method: Private Sale
Date: 04/03/2026
Rooms: 3
Property Type: Apartment

208/115 Church St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$406,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment

Account - RT Edgar Richmond



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