

# 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

904/10 -16 Trenerry Crescent, 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

\$460,000

&

\$490,000

### Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

Abbotsford

Period - From

25/09/2024

to

24/09/2025

Source

Property Data

### 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 | 1/30 Ross St NORTHCOTE 3070         | \$467,000 | 28/08/2025   |
| 2 | 713/251 Johnston St ABBOTSFORD 3067 | \$460,000 | 25/08/2025   |
| 3 | 1104D/21 Robert St COLLINGWOOD 3066 | \$488,000 | 08/08/2025   |

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:

25/09/2025 14:45



Property Type:  
Agent Comments

Indicative Selling Price  
\$460,000 - \$490,000  
Median Unit Price  
25/09/2024 - 24/09/2025: \$519,500

Comparable Properties



1/30 Ross St NORTHCOTE 3070 (REI) Agent Comments



Price: \$467,000  
Method: Sold Before Auction  
Date: 28/08/2025  
Property Type: Apartment



713/251 Johnston St ABBOTSFORD 3067 (REI) Agent Comments



Price: \$460,000  
Method: Private Sale  
Date: 25/08/2025  
Property Type: Apartment



1104D/21 Robert St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$488,000  
Method: Private Sale  
Date: 08/08/2025  
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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