

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

A712/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$514,750

Property Type

Unit

Suburb

Abbotsford

Period - From

14/07/2024

to

13/07/2025

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	112/13 Acacia Pl ABBOTSFORD 3067	\$368,000	09/04/2025
2	923/627 Victoria St ABBOTSFORD 3067	\$350,000	13/03/2025
3	307/30 Burnley St RICHMOND 3121	\$375,000	02/03/2025

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:

14/07/2025 09:41



Property Type:
Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

14/07/2024 - 13/07/2025: \$514,750

Comparable Properties



112/13 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 09/04/2025

Property Type: Apartment



923/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 13/03/2025

Property Type: Apartment



307/30 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 02/03/2025

Property Type: Apartment