

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

G03/5 FLOCKHART STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$365,000

&

\$398,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

621/4 ACACIA PLACE ABBOTSFORD VIC 3067

\$380,000

22-Jul-25

303/20 SHAMROCK STREET ABBOTSFORD VIC 3067

\$370,000

17-Oct-25

114/13 ACACIA PLACE ABBOTSFORD VIC 3067

\$372,500

12-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 03 December 2025



621/4 ACACIA PLACE ABBOTSFORD VIC 3067

1 1 1

Sold Price **\$380,000** Sold Date **22-Jul-25**

Distance **0.65km**



303/20 SHAMROCK STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **17-Oct-25**

Distance **0.11km**



114/13 ACACIA PLACE ABBOTSFORD VIC 3067

1 1 1

Sold Price **\$372,500** Sold Date **12-Aug-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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