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	720/627 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $515,000 Property Type Unit Suburb Abbotsford

Period - From 11/08/2024 to 10/08/2025 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	132/631 Victoria St ABBOTSFORD 3067	$700,000	07/05/2025
2	219/627 Victoria St ABBOTSFORD 3067	$645,000	05/04/2025
3	801B/609 Victoria St ABBOTSFORD 3067	$710,000	31/03/2025

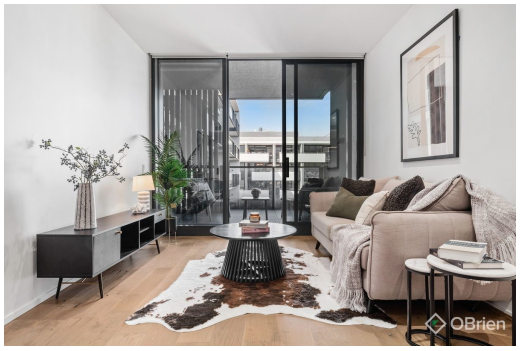
OR

~~**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: 11/08/2025 15:27

720/627 Victoria Street, Abbotsford Vic 3067

OBrien Real Estate



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
11/08/2024 - 10/08/2025: $515,000

Comparable Properties



132/631 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Agent Comments

Price: $700,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit



219/627 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Agent Comments

Price: $645,000
Method: Private Sale
Date: 05/04/2025
Rooms: 4
Property Type: Apartment

801B/609 Victoria St ABBOTSFORD 3067 (VG)

2 - -

Agent Comments

Price: $710,000
Method: Sale
Date: 31/03/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - O'Brien Real Estate Vermont | P: 03 9087 1087

REIV THE DIFFERENCE

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