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	104 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,348,500 Property Type House Suburb Abbotsford

Period - From 01/10/2025 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	56 Studley St ABBOTSFORD 3067	$1,782,000	28/10/2025
2	17 Charles St ABBOTSFORD 3067	$1,730,000	07/08/2025
3			

OR

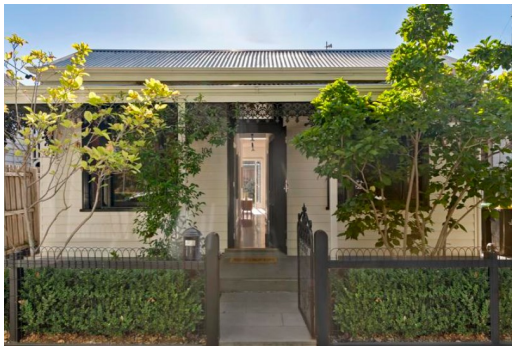
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 29/01/2026 09:00

104 Park Street, Abbotsford Vic 3067

JellisCraig

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3 1 0

Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2025: $1,348,500

Comparable Properties



56 Studley St ABBOTSFORD 3067 (REI)

3 1 2

Price: $1,782,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 248 sqm approx

Agent Comments



17 Charles St ABBOTSFORD 3067 (REI/VG)

3 2 -

Price: $1,730,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 161 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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