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	8/136 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $657,000 Property Type Unit 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	7/30-32 The Esplanade CLIFTON HILL 3068	$650,000	05/11/2025
2	1/109-113 Gold St COLLINGWOOD 3066	$676,200	09/10/2025
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: 10/02/2026 14:55

8/136 Yarra Street, Abbotsford Vic 3067

JellisCraig

Angus Greene
03 8415 6100
0403 749 828
angusgreene@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2025: $657,000

Comparable Properties



7/30-32 The Esplanade CLIFTON HILL 3068 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment

Agent Comments



1/109-113 Gold St COLLINGWOOD 3066 (REI)

2 1 1

Price: $676,200
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment

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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