

# 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

89 Turner Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,850,000

### 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	47 Napier St FITZROY 3065	\$2,800,000	19/02/2026
2	159 Leicester St FITZROY 3065	\$2,840,000	19/02/2026
3	259 Fitzroy St FITZROY 3065	\$2,800,000	19/12/2025

**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:

19/03/2026 08:05

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 4  2  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 403 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,850,000  
**Median House Price**  
December quarter 2025: \$1,348,500

## Comparable Properties



**47 Napier St FITZROY 3065 (REI)**

**Agent Comments**

 5  3  -

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 19/02/2026  
**Property Type:** House (Res)  
**Land Size:** 224 sqm approx



**159 Leicester St FITZROY 3065 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$2,840,000  
**Method:** Auction Sale  
**Date:** 19/02/2026  
**Property Type:** House (Res)



**259 Fitzroy St FITZROY 3065 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** House (Res)  
**Land Size:** 144 sqm approx

**Account - Jellis Craig | P: 03 8415 6100**