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	13 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,335,000

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	37 Nicholson St ABBOTSFORD 3067	$1,225,000	28/03/2026
2	9 Dight St COLLINGWOOD 3066	$1,360,000	21/03/2026
3	17/1 Abbott St ABBOTSFORD 3067	$1,407,250	14/02/2026

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: 30/03/2026 10:13

13 Raphael Street, Abbotsford Vic 3067

JellisCraig

Harry Hayburn
03 8415 6100
0499 802 845
harryhayburn@jelliscraig.com.au



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,335,000
Median House Price
December quarter 2025: $1,348,500

Comparable Properties



37 Nicholson St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,225,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 192 sqm approx

Agent Comments



9 Dight St COLLINGWOOD 3066 (REI)

3 2 1

Price: $1,360,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments



17/1 Abbott St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,407,250
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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