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	57 Stafford Street, Abbotsford Vic 3067

Indicative selling price

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

Single price: $1,440,000

Median sale price

Median price: $1,535,000 Property Type: House Suburb: Abbotsford

Period - From: 01/01/2026 to: 31/03/2026 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	42 Studley St ABBOTSFORD 3067	$1,485,000	11/04/2026
2	41-43 Raphael St ABBOTSFORD 3067	$1,485,000	03/02/2026
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: 08/05/2026 11:23

57 Stafford Street, Abbotsford Vic 3067

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jelliscraig.com.au

Indicative Selling Price
$1,440,000
Median House Price
March quarter 2026: $1,535,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



42 Studley St ABBOTSFORD 3067 (REI)

3 1 1

Price: $1,485,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)

Agent Comments



41-43 Raphael St ABBOTSFORD 3067 (REI)

3 1 -

Price: $1,485,000
Method: Sold Before Auction
Date: 03/02/2026
Property Type: House (Res)
Land Size: 217 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.

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