Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	46 WILLIAM STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Single Price:	$2,290,000

Median sale price

Median price	$1,535,000	Property type	House	Suburb	ABBOTSFORD
Period	01 January 2026 to 31 March 2026	Source	pricefinder		

Comparable property sales

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
29-31 WILLIAM ST, ABBOTSFORD, VIC 3067	$1,730,000	28/03/2026
7 RAVEN ST, KEW, VIC 3101	$2,215,000	21/02/2026
49 HIGHETT ST, RICHMOND, VIC 3121	$2,000,000	29/01/2026

This Statement of Information was prepared on: 26/05/2026