

# 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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$2,450,000

### Median sale price

Median price

\$1,707,500

Property type

House

Suburb

ABBOTSFORD

Period

01 January 2026 to 31 March 2026

Source

pricfinder

### 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

11 ROWENA PDE, RICHMOND, VIC 3121	\$2,400,000	14/03/2026
41 CHARLES ST, FITZROY, VIC 3065	\$2,362,000	18/04/2026
16 MCCRAE MEWS, RICHMOND, VIC 3121	\$2,375,000	25/10/2025

This Statement of Information was prepared on:

24/04/2026