

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

107/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$530,000

Property Type

Unit

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	201/69 Victoria St FITZROY 3065	\$535,000	21/03/2026
2	25/3-25 Hanover St FITZROY 3065	\$520,000	18/02/2026
3	2/23 Albert St EAST MELBOURNE 3002	\$525,000	17/11/2025

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:

23/04/2026 11:54



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$525,000

Median Unit Price

March quarter 2026: \$530,000

Comparable Properties



201/69 Victoria St FITZROY 3065 (REI)

Agent Comments

1
 1
 1

Price: \$535,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Apartment



25/3-25 Hanover St FITZROY 3065 (REI)

Agent Comments

1
 1
 1

Price: \$520,000

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment



2/23 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

1
 1
 -

Price: \$525,000

Method: Private Sale

Date: 17/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000