

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

210/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$365,000 & \$385,000

Median sale price

Median price \$657,000 Property Type Unit Suburb Abbotsford

Period - From 15/01/2026 to 15/03/2026 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	13/100 Rowena Pde RICHMOND 3121	\$375,000	23/01/2026
2	5/20 Burnley St RICHMOND 3121	\$380,000	22/01/2026
3	205/12 Coppin St RICHMOND 3121	\$365,000	17/01/2026

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:

31/03/2026 14:03



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$365,000 - \$385,000
Median Unit Price
 December quarter 2025: \$657,000

Comparable Properties



13/100 Rowena Pde RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$375,000
Method: Private Sale
Date: 23/01/2026
Property Type: Apartment



5/20 Burnley St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$380,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment



205/12 Coppin St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$365,000
Method: Private Sale
Date: 17/01/2026
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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