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	313/4 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $657,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2025 to 31/12/2025 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	228/1 Acacia Pl ABBOTSFORD 3067	$366,000	02/10/2025
2	114/13 Acacia Pl ABBOTSFORD 3067	$372,500	12/08/2025
3	5/20 Burnley St RICHMOND 3121	$380,000	22/01/2026

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: 05/02/2026 09:46

313/4 Acacia Place, Abbotsford Vic 3067

Daniel Finlayson
03 9967 8899
0430 110 348
daniel.finlayson@belleproperty.com



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
December quarter 2025: $657,000

Comparable Properties



228/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $366,000
Method: Private Sale
Date: 02/10/2025
Rooms: 2
Property Type: Apartment

Agent Comments



114/13 Acacia Pl ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $372,500
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments



5/20 Burnley St RICHMOND 3121 (REI)

1 1 1

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

Agent Comments

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