

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

137/56 Nicholson Street, Abbotsford Vic 3067
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Indicative selling price

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

Range between

\$900,000

 &

\$960,000

Median sale price

Median price

\$1,387,500

 Property Type

House

 Suburb

Abbotsford

Period - From

15/04/2025

 to

14/04/2026

 Source

Property Data

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	220/11 Lithgow St ABBOTSFORD 3067	\$930,000	13/12/2025
2	79 Nicholson St ABBOTSFORD 3067	\$935,000	29/11/2025
3	83 Park St ABBOTSFORD 3067	\$901,000	27/11/2025

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:

15/04/2026 10:11



Property Type: Retail - Mixed Use
(Unspecified)

Agent Comments

Indicative Selling Price

\$900,000 - \$960,000

Median House Price

15/04/2025 - 14/04/2026: \$1,387,500

Comparable Properties



220/11 Lithgow St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



79 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 29/11/2025

Property Type: Townhouse (Single)



83 Park St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$901,000

Method: Sold Before Auction

Date: 27/11/2025

Property Type: House (Res)

Land Size: 108 sqm approx