

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

21 Hunter Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,387,500 Property Type House Suburb Abbotsford

Period - From 14/04/2025 to 13/04/2026 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	145 Langridge St COLLINGWOOD 3066	\$1,265,000	04/02/2026
2	53 Nicholson St ABBOTSFORD 3067	\$1,145,000	15/12/2025
3			

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: 14/04/2026 17:24



Property Type: House (Previously Occupied - Detached)
Land Size: 158 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 14/04/2025 - 13/04/2026: \$1,387,500

Comparable Properties



145 Langridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 171 sqm approx



53 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,145,000
Method: Private Sale
Date: 15/12/2025
Property Type: House

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.

Account - BigginScott | P: 03 9426 4000



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