

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

209/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$385,000 & \$415,000

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 | 33/8 Garfield St RICHMOND 3121 | \$400,000 | 18/02/2026 |
| 2 | 507/2 Mcgoun St RICHMOND 3121 | \$398,000 | 11/02/2026 |
| 3 | 408B/609 Victoria St ABBOTSFORD 3067 | \$409,000 | 09/02/2026 |

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:

26/03/2026 13:50



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$385,000 - \$415,000
Median Unit Price
December quarter 2025: \$657,000

Comparable Properties



33/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment



507/2 Mcgoun St RICHMOND 3121 (REI)

Agent Comments



Price: \$398,000
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment



408B/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$409,000
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment

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



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