

# 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

A808/609 Victoria Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$490,000 Property Type Unit Suburb Abbotsford

Period - From 01/07/2025 to 30/09/2025 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	207/183 Bridge Rd RICHMOND 3121	\$640,000	26/11/2025
2	103/1 Turner St ABBOTSFORD 3067	\$600,000	12/11/2025
3	303/486 Victoria St RICHMOND 3121	\$620,000	10/11/2025

**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:

28/11/2025 16:08



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median Unit Price**  
September quarter 2025: \$490,000

## Comparable Properties



**207/183 Bridge Rd RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** Apartment



**103/1 Turner St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** Apartment



**303/486 Victoria St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** Apartment

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



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