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	238 Langridge Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $540,000 Property Type Townhouse Suburb Abbotsford

Period - From 13/05/2025 to 12/05/2026 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	1b Hosie St RICHMOND 3121	$1,145,000	18/04/2026
2	28a Raphael St ABBOTSFORD 3067	$1,160,000	13/04/2026
3	8/323 Church St RICHMOND 3121	$1,090,000	29/03/2026

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: 13/05/2026 11:22

238 Langridge Street, Abbotsford Vic 3067

JellisCraig



3 3 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
13/05/2025 - 12/05/2026: $540,000

Comparable Properties



1b Hosie St RICHMOND 3121 (REI)

3 2 1

Price: $1,145,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments



28a Raphael St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,160,000
Method: Private Sale
Date: 13/04/2026
Rooms: 2
Property Type: Townhouse (Res)

Agent Comments



8/323 Church St RICHMOND 3121 (REI)

3 2 2

Price: $1,090,000
Method: Sold After Auction
Date: 29/03/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

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