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	3/1 Valiant Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $500,000 & $530,000

Median sale price

Median price $530,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2026 to 31/03/2026 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	8/52 Baker St RICHMOND 3121	$506,000	25/04/2026
2	4/36 Egan St RICHMOND 3121	$515,000	27/01/2026
3	1/56 John St CLIFTON HILL 3068	$500,000	02/12/2025

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: 25/05/2026 12:55

3/1 Valiant Street, Abbotsford Vic 3067



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $530,000
Median Unit Price
March quarter 2026: $530,000

Comparable Properties



8/52 Baker St RICHMOND 3121 (REI)

2 1 1

Price: $506,000
Method: Private Sale
Date: 25/04/2026
Property Type: Apartment

Agent Comments

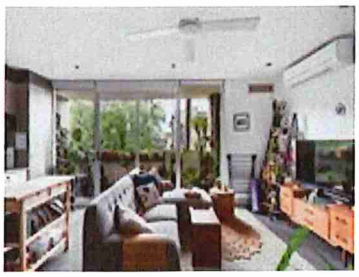


4/36 Egan St RICHMOND 3121 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 27/01/2026
Rooms: 3
Property Type: Apartment

Agent Comments



1/56 John St CLIFTON HILL 3068 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Agent Comments

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153

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