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	608A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Abbotsford
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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 6 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
102/486 VICTORIA STREET RICHMOND VIC 3121	$505,000	05-May-26
413/4 ACACIA PLACE ABBOTSFORD VIC 3067	$550,000	27-May-26
503/11 DAVID STREET RICHMOND VIC 3121	$599,500	27-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 09 June 2026

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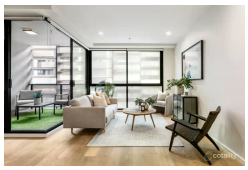
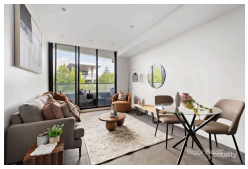


102/486 VICTORIA STREET RICHMOND VIC 3121

2 2 1

Sold Price RS **$505,000** UN Sold Date **05-May-26**

Distance **0.08km**

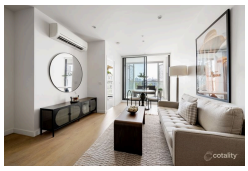


413/4 ACACIA PLACE ABBOTSFORD VIC 3067

2 2 1

Sold Price RS **$550,000** Sold Date **27-May-26**

Distance **0.57km**



503/11 DAVID STREET RICHMOND VIC 3121

2 2 1

Sold Price **$599,500** Sold Date **27-Mar-26**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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