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	5 Mollison Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,535,000 Property Type House 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	238 Langridge St ABBOTSFORD 3067	$1,205,000	16/05/2026
2	37 Nicholson St ABBOTSFORD 3067	$1,225,000	28/03/2026
3	6 Park St ABBOTSFORD 3067	$1,250,000	25/03/2026

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: 21/05/2026 13:57

5 Mollison Street, Abbotsford Vic 3067

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3 3 1

Property Type: Residential Warehouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $1,535,000

Comparable Properties



238 Langridge St ABBOTSFORD 3067 (REI)

3 3 1

Price: $1,205,000
Method: Sold Before Auction
Date: 16/05/2026
Property Type: Townhouse (Single)

Agent Comments



37 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,225,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 192 sqm approx

Agent Comments



6 Park St ABBOTSFORD 3067 (REI/VG)

3 3 2

Price: $1,250,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)

Agent Comments

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