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	80 Studley Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $895,000 & $950,000

Median sale price

Median price $1,415,000 Property Type House Suburb Abbotsford

Period - From 01/04/2026 to 30/06/2026 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	150 Rupert St COLLINGWOOD 3066	$950,000	22/06/2026
2	22 Garfield St RICHMOND 3121	$960,000	23/04/2026
3	26 Campbell St COLLINGWOOD 3066	$951,000	14/02/2026

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: 07/07/2026 16:55

80 Studley Street, Abbotsford Vic 3067

JellisCraig



1 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$895,000 - $950,000
Median House Price
June quarter 2026: $1,415,000

Comparable Properties



150 Rupert St COLLINGWOOD 3066 (REI)

2 1 -

Price: $950,000
Method: Private Sale
Date: 22/06/2026
Property Type: House

Agent Comments



22 Garfield St RICHMOND 3121 (REI/VG)

2 1 1

Price: $960,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments



26 Campbell St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $951,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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