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	409b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $375,000 & $395,000

Median sale price

Median price $494,500 Property Type Unit Suburb Abbotsford

Period - From 24/04/2023 to 23/04/2024 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	302/6 Acacia Pl ABBOTSFORD 3067	$390,000	08/04/2024
2	609B/609 Victoria St ABBOTSFORD 3067	$385,000	04/04/2024
3	414/8 Garfield St RICHMOND 3121	$370,500	28/03/2024

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: 24/04/2024 09:49

409b/609 Victoria Street, Abbotsford Vic 3067



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$375,000 - $395,000
Median Unit Price
24/04/2023 - 23/04/2024: $494,500

Comparable Properties



302/6 Acacia Pl ABBOTSFORD 3067 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment

Agent Comments



609B/609 Victoria St ABBOTSFORD 3067 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 04/04/2024
Property Type: Apartment

Agent Comments

414/8 Garfield St RICHMOND 3121 (REI)

1 1 1

Price: $370,500
Method: Private Sale
Date: 28/03/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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