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	6/328 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $510,000 Property Type Unit Suburb Abbotsford

Period - From 13/01/2024 to 12/01/2025 Source Property Data

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	25/2 New St RICHMOND 3121	$760,000	18/12/2024
2	303/316 Johnston St ABBOTSFORD 3067	$700,000	03/10/2024
3	9/330 Johnston St ABBOTSFORD 3067	$744,000	29/08/2024

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: 13/01/2025 16:47

6/328 Johnston Street, Abbotsford Vic 3067



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
13/01/2024 - 12/01/2025: $510,000

Comparable Properties



25/2 New St RICHMOND 3121 (REI)

2 1 1

Price: $760,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Townhouse (Res)

Agent Comments



303/316 Johnston St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 03/10/2024
Property Type: Apartment

Agent Comments



9/330 Johnston St ABBOTSFORD 3067 (REI/VG)

2 1 1

Price: $744,000
Method: Private Sale
Date: 29/08/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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