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	102 Park Street, Abbotsford VIC 3067

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,225,000 Property Type House Suburb Abbotsford

Period - From 28/08/2024 to 27/02/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
89 Charles St, Abbotsford Vic	$1,033,000	06/01/2025
97 Stafford St, Abbotsford Vic	$1,210,000	14/12/2024
235 Nicholson St, Abbotsford Vic	$1,262,000	07/12/2024

This Statement of Information was prepared on: 28/02/2025