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	26 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

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

Median sale price

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

Period - From 01/01/2024 to 31/12/2024 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	208/56 Nicholson St ABBOTSFORD 3067	$1,120,000	17/12/2024
2	127/56 Nicholson St ABBOTSFORD 3067	$1,110,000	01/11/2024
3	13 Kent St RICHMOND 3121	$1,040,000	12/09/2024

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: 18/02/2025 14:20

26 Raphael Street, Abbotsford Vic 3067



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,225,000

Comparable Properties



208/56 Nicholson St ABBOTSFORD 3067 (REI)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment

Agent Comments



127/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 2

Price: $1,110,000
Method: Private Sale
Date: 01/11/2024
Property Type: Townhouse (Single)

Agent Comments



13 Kent St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,040,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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