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	33 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,200,000 & $1,275,000

Median sale price

Median price $1,170,000 Property Type House Suburb Abbotsford

Period - From 01/10/2024 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	59 Field St CLIFTON HILL 3068	$1,225,000	10/12/2024
2	18 Lulie St ABBOTSFORD 3067	$1,260,000	15/11/2024
3	140 Charles St ABBOTSFORD 3067	$1,240,000	15/10/2024

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: 04/02/2025 13:04

33 Raphael Street, Abbotsford Vic 3067

Arthur Psarras
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3 2 0

Property Type: House
Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,275,000
Median House Price
December quarter 2024: $1,170,000

Comparable Properties



59 Field St CLIFTON HILL 3068 (REI)

3 1 1

Price: $1,225,000
Method: Private Sale
Date: 10/12/2024
Property Type: House (Res)

Agent Comments



18 Lulie St ABBOTSFORD 3067 (REI)

3 1 1

Price: $1,260,000
Method: Private Sale
Date: 15/11/2024
Property Type: House

Agent Comments



140 Charles St ABBOTSFORD 3067 (REI)

3 1 -

Price: $1,240,000
Method: Private Sale
Date: 15/10/2024
Property Type: House

Agent Comments

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