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	144 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $1,720,000

Median sale price

Median price $1,310,000 Property Type House Suburb Abbotsford

Period - From 01/01/2025 to 31/03/2025 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	42 Mary St RICHMOND 3121	$1,655,000	07/04/2025
2	88 Highett St RICHMOND 3121	$1,720,000	02/12/2024
3	105 Kent St RICHMOND 3121	$1,710,000	30/11/2024

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: 11/04/2025 16:19

144 Charles Street, Abbotsford Vic 3067



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,720,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



42 Mary St RICHMOND 3121 (REI)

3 1 1

Price: $1,655,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 188 sqm approx

Agent Comments



88 Highett St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,720,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 147 sqm approx

Agent Comments



105 Kent St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,710,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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