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	1/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $627,000

Median sale price

Median price $530,000 Property Type Unit 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	13B/8 Trenerry Cr ABBOTSFORD 3067	$636,000	29/03/2025
2	27/201 Wellington Pde.S EAST MELBOURNE 3002	$625,000	28/11/2024
3	26A/8 Trenerry Cr ABBOTSFORD 3067	$593,000	21/10/2024

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: 07/04/2025 09:28

1/56 Nicholson Street, Abbotsford Vic 3067



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$627,000
Median Unit Price
Year ending December 2024: $530,000

Comparable Properties



13B/8 Trenerry Cr ABBOTSFORD 3067 (REI)

1 1 1

Price: $636,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment

Agent Comments



27/201 Wellington Pde.S EAST MELBOURNE 3002 (REI)

1 1 1

Price: $625,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment

Agent Comments



26A/8 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

1 1 -

Price: $593,000
Method: Auction Sale
Date: 21/10/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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