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	815/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $295,000

Median sale price

Median price $497,000 Property Type Unit 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	923/627 Victoria St ABBOTSFORD 3067	$350,000	13/03/2025
2	414/615 Victoria St ABBOTSFORD 3067	$280,000	12/12/2024
3	614/615 Victoria St ABBOTSFORD 3067	$315,000	19/11/2024

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: 07/04/2025 08:12

815/20 Shamrock Street, Abbotsford Vic 3067



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$295,000
Median Unit Price
March quarter 2025: $497,000

Comparable Properties



923/627 Victoria St ABBOTSFORD 3067 (REI)

1 1 -

Price: $350,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



414/615 Victoria St ABBOTSFORD 3067 (REI/VG)

1 1 -

Price: $280,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Agent Comments

614/615 Victoria St ABBOTSFORD 3067 (VG)

1 - -

Price: $315,000
Method: Sale
Date: 19/11/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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