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	5/659 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $596,000 Property Type Unit 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	11/63 William St ABBOTSFORD 3067	$476,000	20/12/2024
2	8/59 Stawell St RICHMOND 3121	$440,000	03/12/2024
3	7/16 Derby St RICHMOND 3121	$451,000	01/11/2024

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: 25/03/2025 11:47

5/659 Victoria Street, Abbotsford Vic 3067



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
December quarter 2024: $596,000

Comparable Properties



11/63 William St ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $476,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment

Agent Comments



8/59 Stawell St RICHMOND 3121 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 03/12/2024
Rooms: 2
Property Type: Apartment

Agent Comments

7/16 Derby St RICHMOND 3121 (REI/VG)

1 1 1

Price: $451,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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