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: 101b/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $640,000 & $670,000

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	2/339 Burnley St RICHMOND 3121	$680,500	23/03/2025
2	401/38 Elizabeth St RICHMOND 3121	$685,000	04/03/2025
3	415A/609 Victoria St ABBOTSFORD 3067	$658,000	26/11/2024

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: 04/04/2025 12:33

101b/609 Victoria Street, Abbotsford Vic 3067

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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$640,000 - $670,000
Median Unit Price
March quarter 2025: $497,000

Comparable Properties



2/339 Burnley St RICHMOND 3121 (REI)

2 2 1

Price: $680,500
Method: Private Sale
Date: 23/03/2025
Property Type: Apartment

Agent Comments



401/38 Elizabeth St RICHMOND 3121 (REI)

2 2 1

Price: $685,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment
Land Size: 112 sqm approx

Agent Comments



415A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $658,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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