

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 402/649 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$830,000 & \$860,000

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	607/1 Dyer St RICHMOND 3121	\$850,000	27/02/2025
2	325/631 Victoria St ABBOTSFORD 3067	\$820,000	03/12/2024
3	914/627 Victoria St ABBOTSFORD 3067	\$825,000	20/11/2024

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: 10/05/2025 17:15



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Property Type: Apartment

Agent Comments

Comparable Properties



607/1 Dyer St RICHMOND 3121 (REIVG)

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 27/02/2025

Property Type: Apartment

325/631 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 03/12/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

914/627 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments

2 - -

Price: \$825,000

Method: Sale

Date: 20/11/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit