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<br>Including suburb and postcode | 52/84 Trenerry Crescent, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $800,000 & $850,000

## Median sale price

Median price $519,500 Property Type Townhouse Suburb Abbotsford

Period - From 26/05/2024 to 25/05/2025 Source Property Data

## 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 | 5/408-422 Victoria St RICHMOND 3121 | $817,500 | 01/05/2025 |
| 2 | 316/416 Gore St FITZROY 3065 | $835,000 | 15/03/2025 |
| 3 | 28 Buckingham St RICHMOND 3121 | $820,000 | 12/03/2025 |

**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: 26/05/2025 12:13

# 52/84 Trenerry Crescent, Abbotsford Vic 3067



2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$800,000 - $850,000
**Median Townhouse Price**
26/05/2024 - 25/05/2025: $519,500

## Comparable Properties



**5/408-422 Victoria St RICHMOND 3121 (REI)**

2 1 1

**Price:** $817,500
**Method:** Private Sale
**Date:** 01/05/2025
**Property Type:** Townhouse (Res)

Agent Comments



**316/416 Gore St FITZROY 3065 (REI/VG)**

2 1 1

**Price:** $835,000
**Method:** Sold Before Auction
**Date:** 15/03/2025
**Property Type:** Apartment

Agent Comments



**28 Buckingham St RICHMOND 3121 (REI/VG)**

2 2 1

**Price:** $820,000
**Method:** Private Sale
**Date:** 12/03/2025
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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