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	35 Studley Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	83 Moor St FITZROY 3065	$1,110,000	06/05/2025
2	399 Johnston St ABBOTSFORD 3067	$1,056,500	22/03/2025
3	19 Bennett St RICHMOND 3121	$1,044,000	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: 16/05/2025 09:51

35 Studley Street, Abbotsford Vic 3067



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



83 Moor St FITZROY 3065 (REI)

2 1 -

Price: $1,110,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 120 sqm approx

Agent Comments



399 Johnston St ABBOTSFORD 3067 (REI)

2 1 2

Price: $1,056,500
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments



19 Bennett St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,044,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 167 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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