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	101 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $950,000 & $1,000,000

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	184 Vere St ABBOTSFORD 3067	$955,000	31/05/2025
2	86 Yarra St ABBOTSFORD 3067	$1,035,000	12/04/2025
3	18 Campbell St COLLINGWOOD 3066	$975,000	27/03/2025

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: 15/06/2025 12:39

101 Charles Street, Abbotsford Vic 3067

Michael Amarant
03 8415 6100
0411 144 569
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2 1 0

Rooms: 3
Property Type: House
Land Size: 139 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



184 Vere St ABBOTSFORD 3067 (REI)

2 1 -

Price: $955,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

Agent Comments

Land 135 square metres



86 Yarra St ABBOTSFORD 3067 (REI/VG)

2 2 -

Price: $1,035,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 116 sqm approx

Agent Comments



18 Campbell St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $975,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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