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	45/84 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between $720,000 & $790,000

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	1/7 Jika Pl RICHMOND 3121	$785,000	05/04/2025
2	2/7 Jika Pl RICHMOND 3121	$771,689	05/03/2025
3	6/328 Johnston St ABBOTSFORD 3067	$745,000	24/01/2025

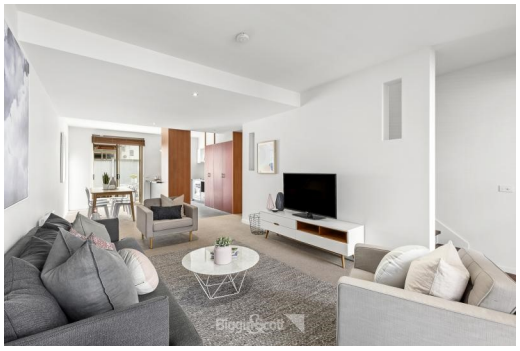
OR

~~**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: 19/05/2025 08:41

45/84 Trenerry Crescent, Abbotsford Vic 3067

Nelson Alexander



2 2 1

Rooms: 3
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
March quarter 2025: $1,310,000

Comparable Properties



1/7 Jika Pl RICHMOND 3121 (REI/VG)

2 1 -

Price: $785,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Townhouse (Single)

Agent Comments



2/7 Jika Pl RICHMOND 3121 (VG)

2 - -

Price: $771,689
Method: Sale
Date: 05/03/2025
Property Type: Strata Unit/Flat

Agent Comments



6/328 Johnston St ABBOTSFORD 3067 (REI)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 24/01/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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