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	305/63 William Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $620,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2025 to 30/06/2025 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	305/122 Roseneath St CLIFTON HILL 3068	$719,500	25/06/2025
2	2/174 Easey St COLLINGWOOD 3066	$728,000	09/05/2025
3	42/1 St David St FITZROY 3065	$685,000	22/03/2025

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: 20/08/2025 09:50

305/63 William Street, Abbotsford Vic 3067

JellisCraig

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2025: $620,000

Comparable Properties



305/122 Roseneath St CLIFTON HILL 3068 (REI)

2 1 1

Price: $719,500
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Agent Comments



2/174 Easey St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $728,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Apartment

Agent Comments



42/1 St David St FITZROY 3065 (REI/VG)

2 1 1

Price: $685,000
Method: Private Sale
Date: 22/03/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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