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	97 Little Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,250,000 Property Type House 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	2/124 Rose St FITZROY 3065	$1,432,500	07/06/2025
2	35 Studley St ABBOTSFORD 3067	$1,295,000	07/06/2025
3	46 Peers St RICHMOND 3121	$1,370,000	12/04/2025

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: 16/09/2025 19:59

97 Little Charles Street, Abbotsford Vic 3067

JellisCraig

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



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2025: $1,250,000

Comparable Properties



2/124 Rose St FITZROY 3065 (REI/VG)

2 1 1

Price: $1,432,500
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)

Agent Comments



35 Studley St ABBOTSFORD 3067 (REI)

2 1 1

Price: $1,295,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)

Agent Comments



46 Peers St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,370,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments

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