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	102/120 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $525,000 & $575,000

Median sale price

Median price $575,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2024 to 30/09/2025 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	104/10 Burnley St RICHMOND 3121	$550,000	19/08/2025
2	901/627 Victoria St ABBOTSFORD 3067	$529,500	04/08/2025
3	305/120 Gipps St ABBOTSFORD 3067	$590,000	12/05/2025

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: 09/10/2025 16:16

102/120 Gipps Street, Abbotsford Vic 3067

JellisCraig



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median Unit Price
Year ending September 2025: $575,000

Comparable Properties



104/10 Burnley St RICHMOND 3121 (REI)

2 2 1

Price: $550,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit

Agent Comments

901/627 Victoria St ABBOTSFORD 3067 (VG)

2 - -

Price: $529,500
Method: Sale
Date: 04/08/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



305/120 Gipps St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $590,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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