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	809/11 Shamrock Street, Abbotsford VIC 3067

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $519,500 Property Type Unit Suburb Abbotsford

Period - From 10/04/2025 to 08/10/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
322/20 Shamrock Street Abbotsford VIC 3067	$320,000	15/08/2025
814/4 Acacia Place Abbotsford VIC 3067	$300,000	03/07/2025
816A/609-615 Victoria Street Abbotsford VIC 3067	$328,888	18/08/2025

This Statement of Information was prepared on: 10/10/2025