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	27/80 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 $1,440,000 Property Type House Suburb Abbotsford

Period - From 01/07/2025 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	31/80 Trenerry Cr ABBOTSFORD 3067	$755,000	29/08/2025
2	52/84 Trenerry Cr ABBOTSFORD 3067	$820,000	16/06/2025
3	45/84 Trenerry Cr ABBOTSFORD 3067	$845,000	14/06/2025

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: 22/10/2025 14:11

27/80 Trenerry Crescent, Abbotsford Vic 3067

Nelson Alexander



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
September quarter 2025: $1,440,000

Comparable Properties



31/80 Trenerry Cr ABBOTSFORD 3067 (REI)

2 2 2

Price: $755,000
Method: Private Sale
Date: 29/08/2025
Property Type: Townhouse (Single)

Agent Comments



52/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $820,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: Townhouse (Res)

Agent Comments



45/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $845,000
Method: Sold Before Auction
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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