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<br>Including suburb and postcode | 1 Mollison Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $880,000 & $960,000

## 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 | 178 Gore St FITZROY 3065 | $910,000 | 22/10/2025 |
| 2 | 24/16 Goodwood St RICHMOND 3121 | $935,000 | 04/09/2025 |
| 3 | 3/397 Church St RICHMOND 3121 | $930,000 | 22/08/2025 |

**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: 07/11/2025 15:03

# 1 Mollison Street, Abbotsford Vic 3067

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2 1.5 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$880,000 - $960,000
**Median House Price**
September quarter 2025: $1,440,000

## Comparable Properties

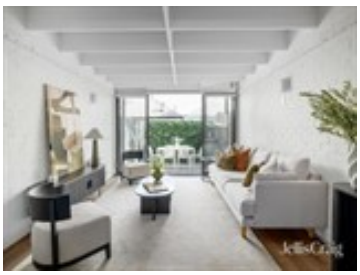


**178 Gore St FITZROY 3065 (REI)**

2 2 1

**Price:** $910,000
**Method:** Private Sale
**Date:** 22/10/2025
**Rooms:** 3
**Property Type:** Townhouse (Res)

Agent Comments



**24/16 Goodwood St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $935,000
**Method:** Sold Before Auction
**Date:** 04/09/2025
**Property Type:** Townhouse (Res)

Agent Comments



**3/397 Church St RICHMOND 3121 (REI/VG)**

2 2 1

**Price:** $930,000
**Method:** Sold Before Auction
**Date:** 22/08/2025
**Property Type:** Townhouse (Res)

Agent Comments



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