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	38 Albert Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $950,000 & $1,045,000

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	17 William St ABBOTSFORD 3067	$1,006,000	11/10/2025
2	18 Charles St ABBOTSFORD 3067	$980,000	12/07/2025
3	184 Vere St ABBOTSFORD 3067	$955,000	31/05/2025

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: 28/10/2025 16:44

38 Albert Street, Abbotsford Vic 3067

JellisCraig



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
September quarter 2025: $1,440,000

Comparable Properties



17 William St ABBOTSFORD 3067 (REI)

2 1 1

Price: $1,006,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments



18 Charles St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $980,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments



184 Vere St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $955,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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