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	104/38 Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Single price $380,000

Median sale price

Median price $490,000 Property Type Unit 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	4/125 Turner St ABBOTSFORD 3067	$405,000	20/11/2025
2	411/12 Trenerry Cr ABBOTSFORD 3067	$400,000	05/11/2025
3			

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: 01/12/2025 08:42

104/38 Yarra Street, Abbotsford Vic 3067

JellisCraig

Angus Greene
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000
Median Unit Price
September quarter 2025: $490,000

Comparable Properties



4/125 Turner St ABBOTSFORD 3067 (REI)

1 1 1

Price: $405,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment

Agent Comments



411/12 Trenerry Cr ABBOTSFORD 3067 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment

Agent Comments

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.

REIV THE DIFFERENCE

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