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	25 Fairchild Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $680,000 & $745,000

Median sale price

Median price $1,348,500 Property Type House Suburb Abbotsford

Period - From 01/10/2025 to 31/12/2025 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	126 Keele St COLLINGWOOD 3066	$740,000	29/08/2025
2			
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: 20/01/2026 11:16

25 Fairchild Street, Abbotsford Vic 3067

JellisCraig

David Sanguinedo
03 8415 6100
0449 903 346
davidsanguinedo@jelliscraig.com.au



2 1 0

Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $745,000
Median House Price
December quarter 2025: $1,348,500

Comparable Properties

126 Keele St COLLINGWOOD 3066 (VG)

2 - -

Price: $740,000
Method: Sale
Date: 29/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 123 sqm approx

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.

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