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 | 222/15 Lithgow Street, Abbotsford Vic 3067 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## 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 | 12/82 Roseneath St CLIFTON HILL 3068 | $1,090,000 | 04/12/2025 |
| 2 | 5/19 Rowena Pde RICHMOND 3121 | $1,010,000 | 15/11/2025 |
| 3 | 1/28 Bank St RICHMOND 3121 | $1,065,000 | 06/09/2025 |

**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: 20/01/2026 10:49

# 222/15 Lithgow Street, Abbotsford Vic 3067

JellisCraig



3 2 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
December quarter 2025: $1,348,500

## Comparable Properties



**12/82 Roseneath St CLIFTON HILL 3068 (REI)**

3 2 1

**Price:** $1,090,000
**Method:** Private Sale
**Date:** 04/12/2025
**Property Type:** Townhouse (Res)

Agent Comments



**5/19 Rowena Pde RICHMOND 3121 (REI/VG)**

3 2 1

**Price:** $1,010,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** Townhouse (Res)

Agent Comments



**1/28 Bank St RICHMOND 3121 (REI/VG)**

3 2 1

**Price:** $1,065,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata .com.au

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