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	109/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $657,000 Property Type Unit 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	232/20 Shamrock St ABBOTSFORD 3067	$545,000	22/12/2025
2	802A/609 Victoria St ABBOTSFORD 3067	$540,000	01/12/2025
3	202/11 Flockhart St ABBOTSFORD 3067	$590,000	12/11/2025

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 11:20

109/11 Flockhart Street, Abbotsford Vic 3067

JellisCraig



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2025: $657,000

Comparable Properties



232/20 Shamrock St ABBOTSFORD 3067 (REI)

2 2 1

Price: $545,000
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment

Agent Comments



802A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $540,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment

Agent Comments

202/11 Flockhart St ABBOTSFORD 3067 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 12/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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