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	6/43 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $540,000 Property Type Townhouse Suburb Abbotsford

Period - From 23/01/2025 to 22/01/2026 Source Property Data

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	25 Church St ABBOTSFORD 3067	$1,255,000	04/12/2025
2	39 Buckingham St RICHMOND 3121	$1,430,000	06/09/2025
3	7/33 York St RICHMOND 3121	$1,286,000	04/09/2025

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: 23/01/2026 13:31

6/43 Nicholson Street, Abbotsford Vic 3067

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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median Townhouse Price
23/01/2025 - 22/01/2026: $540,000

Comparable Properties



25 Church St ABBOTSFORD 3067 (REI)

3 2 2

Price: $1,255,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)

Agent Comments



39 Buckingham St RICHMOND 3121 (VG)

1 - -

Price: $1,430,000
Method: Sale
Date: 06/09/2025
Property Type: Townhouse (Conjoined)

Agent Comments



7/33 York St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,286,000
Method: Auction Sale
Date: 04/09/2025
Property Type: Townhouse (Res)

Agent Comments

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