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	306/6 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$625,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,250	Property type	Unit	Suburb	Abbotsford
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
605/1 ACACIA PLACE ABBOTSFORD VIC 3067	$625,000	24-Jun-25
206/6 ACACIA PLACE ABBOTSFORD VIC 3067	$625,000	23-Jul-25
222/13 ACACIA PLACE ABBOTSFORD VIC 3067	$649,000	08-Aug-25

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 6 months.~~

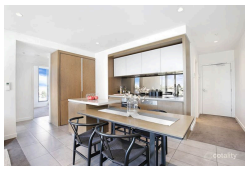
This Statement of Information was prepared on: 19 August 2025

LANGWELL HARPER

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605/1 ACACIA PLACE ABBOTSFORD VIC 3067

2 2 1

Sold Price RS **$625,000** Sold Date **24-Jun-25**

Distance **0km**



206/6 ACACIA PLACE ABBOTSFORD VIC 3067

2 2 1

Sold Price Sold Date **23-Jul-25**

Distance **0km**



222/13 ACACIA PLACE ABBOTSFORD VIC 3067

2 2 1

Sold Price RS **$649,000** Sold Date **08-Aug-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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