

# 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

1007/1 Acacia Place, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000

&

\$450,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb Abbotsford

Period - From 01/01/2026

to

31/03/2026

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 | 719/1 Acacia Pl ABBOTSFORD 3067 | \$420,000 | 07/04/2026   |
| 2 | 606/30 Burnley St RICHMOND 3121 | \$420,000 | 04/03/2026   |
| 3 | 207/71 Abinger St RICHMOND 3121 | \$447,500 | 27/02/2026   |

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:

30/06/2026 15:37

1007/1 Acacia Place, Abbotsford Vic 3067

Daniel Finlayson

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 1  1 

**Property Type:** Apartment

**Land Size:** 1 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

March quarter 2026: \$530,000

## Comparable Properties



**719/1 Acacia Pl ABBOTSFORD 3067 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 07/04/2026

**Property Type:** Apartment



**606/30 Burnley St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 04/03/2026

**Rooms:** 3

**Property Type:** Apartment



**207/71 Abinger St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$447,500

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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