Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

104A/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between	\$580,000	&	\$610,000
Trange between	Ψ500,000	Δ	Ψ010,000

Median sale price

Median price	\$497,000	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	01/01/2025	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	219/627 Victoria St ABBOTSFORD 3067	\$645,000	05/04/2025
2	817A/609 Victoria St ABBOTSFORD 3067	\$622,000	13/03/2025
3	a711/609 Victoria St ABBOTSFORD 3067	\$600,000	20/02/2025

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:	14/05/2025 10:49



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$580,000 - \$610,000 **Median Unit Price** March quarter 2025: \$497,000

Comparable Properties



219/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

Price: \$645,000 Method: Private Sale Date: 05/04/2025

Rooms: 4

Property Type: Apartment

817A/609 Victoria St ABBOTSFORD 3067 (REI/VG)



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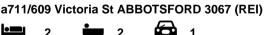


Agent Comments



Price: \$622,000 Method: Private Sale Date: 13/03/2025

Property Type: Apartment





Agent Comments



Price: \$600,000 Method: Private Sale Date: 20/02/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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