

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

106/5 FLOCKHART STREET 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2025

to

28 Feb 2026

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

5/1 VALIANT STREET ABBOTSFORD VIC 3067	\$413,000	12-Jan-26
4/125 TURNER STREET ABBOTSFORD VIC 3067	\$405,000	07-Nov-25
801/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$430,000	08-Nov-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: 03 March 2026



5/1 VALIANT STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price

^{RS}

\$413,000

Sold Date

12-Jan-26

Distance

1.25km



4/125 TURNER STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price

\$405,000

Sold Date

07-Nov-25

Distance

1.31km



801/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067

1 1 1

Sold Price

\$430,000

Sold Date

08-Nov-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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