

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

106/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Abbotsford

Period - From 01/01/2024 to 31/12/2024 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	204/59 Stawell St RICHMOND 3121	\$521,000	08/05/2025
2	12/108 George St EAST MELBOURNE 3002	\$585,000	03/05/2025
3	8/98 George St FITZROY 3065	\$561,000	26/03/2025

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:

26/05/2025 15:20



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$580,000
Median Unit Price
Year ending December 2024: \$530,000

Comparable Properties



204/59 Stawell St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$521,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment



12/108 George St EAST MELBOURNE 3002 (REI)

Agent Comments

1 1 1

Price: \$585,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Apartment



8/98 George St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$561,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit