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	106/56 Nicholson Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$580,000
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Median sale price

Median price	\$530,000	Pro	perty Type Un	it		Suburb	Abbotsford
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress 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 comparableproperties 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









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)

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

Property Type: Apartment

Agent Comments



12/108 George St EAST MELBOURNE 3002 (REI)





Agent Comments

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

Property Type: Apartment

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



Price: \$561,000

Method: Sold Before Auction

Date: 26/03/2025 Property Type: Unit **Agent Comments**

Account - BigginScott | P: 03 9426 4000





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