

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

116/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$1,348,500 Property Type House Suburb Abbotsford

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	313/4 Acacia PI ABBOTSFORD 3067	\$355,000	20/03/2026
2	324/1 Acacia PI ABBOTSFORD 3067	\$360,000	06/03/2026
3	226/6 Acacia PI ABBOTSFORD 3067	\$320,000	03/02/2026

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:

25/03/2026 14:11



Property Type:
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median House Price
December quarter 2025: \$1,348,500

Comparable Properties



313/4 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment



324/1 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment



226/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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