

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

11A/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$552,500

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2025

to

30/06/2026

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	516/20 Shamrock St ABBOTSFORD 3067	\$360,000	24/07/2026
2	210/11 Shamrock St ABBOTSFORD 3067	\$335,000	09/07/2026
3	707/1 Acacia Pl ABBOTSFORD 3067	\$365,000	19/06/2026

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:

08/09/2026 13:36



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

Year ending June 2026: \$552,500

Comparable Properties



516/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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 1

Price: \$360,000

Method: Private Sale

Date: 24/07/2026

Property Type: Apartment



210/11 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$335,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment

Land Size: 52 sqm approx



707/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

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 1
 1

Price: \$365,000

Method: Private Sale

Date: 19/06/2026

Rooms: 2

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000