

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

127C/4 ACACIA PLACE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

401/8-30 BURNLEY STREET RICHMOND VIC 3121	\$580,000	20-Feb-26
206/14 DAVID STREET RICHMOND VIC 3121	\$517,500	30-Jan-26
601/14 DAVID STREET RICHMOND VIC 3121	\$515,000	12-Jan-26

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.~~

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**401/8-30 BURNLEY STREET
RICHMOND VIC 3121**

 2  1  1

Sold Price

^{RS} **\$580,000** Sold Date **20-Feb-26**

Distance **0.4km**



**206/14 DAVID STREET RICHMOND
VIC 3121**

 2  1  1

Sold Price

\$517,500 Sold Date **30-Jan-26**

Distance **0.47km**



**601/14 DAVID STREET RICHMOND
VIC 3121**

 2  1  1

Sold Price

^{RS} **\$515,000** Sold Date **12-Jan-26**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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