

## 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

135A YARRA STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

Abbotsford

Period-from

01 Aug 2025

to

31 Jul 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 29-35 YORK STREET RICHMOND VIC 3121    | \$1,568,900 | 30-May-26 |
| 15A PERRY STREET COLLINGWOOD VIC 3066  | \$1,545,000 | 20-Jul-26 |
| 50 STAFFORD STREET ABBOTSFORD VIC 3067 | \$1,535,000 | 20-Mar-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.~~

This Statement of Information was prepared on: 26 August 2026



## 29-35 YORK STREET RICHMOND VIC 3121

3 2 2

Sold Price

<sup>RS</sup>

**\$1,568,900**

Sold Date

**30-May-26**

Distance

**1.29km**



## 15A PERRY STREET COLLINGWOOD VIC 3066

3 2 1

Sold Price

<sup>RS</sup>

**\$1,545,000**

Sold Date

**20-Jul-26**

Distance

**1.35km**



## 50 STAFFORD STREET ABBOTSFORD VIC 3067

3 1 -

Sold Price

**\$1,535,000**

Sold Date

**20-Mar-26**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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