

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

16c Mollison Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$800,000

&

\$830,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb Abbotsford

Period - From 21/05/2024

to

20/05/2025

Source

Property Data

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	509/25 Johnston St COLLINGWOOD 3066	\$805,000	17/04/2025
2	209/12 Coppin St RICHMOND 3121	\$785,000	19/03/2025
3			

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:

21/05/2025 16:58



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$830,000
Median Unit Price
21/05/2024 - 20/05/2025: \$515,000

Comparable Properties



509/25 Johnston St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



209/12 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

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.