

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

23 Paterson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,415,000

Property Type House

Suburb Abbotsford

Period - From 01/04/2026

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	10 St Phillips St ABBOTSFORD 3067	\$1,832,000	06/06/2026
2	101 Stafford St ABBOTSFORD 3067	\$1,783,000	24/04/2026
3	21 Valiant St ABBOTSFORD 3067	\$2,016,000	19/02/2026

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:

18/08/2026 15:41



3 1 2

Property Type: House

Agent Comments

Comparable Properties



10 St Phillips St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,832,000

Method: Sold Before Auction

Date: 06/06/2026

Property Type: House (Res)

Land Size: 260 sqm approx



101 Stafford St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 1 2

Price: \$1,783,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 297 sqm approx



21 Valiant St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 1 1

Price: \$2,016,000

Method: Auction Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 304 sqm approx