

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 28a Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,348,500

Property Type House

Suburb Abbotsford

Period - From 01/10/2025

to 31/12/2025

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.

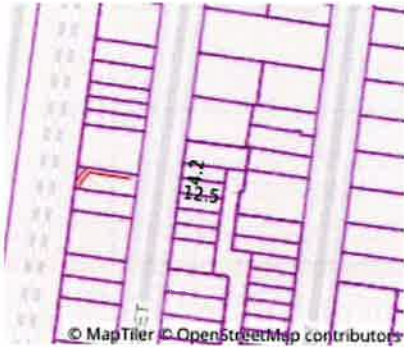
	Address of comparable property	Price	Date of sale
1	4/2 Union St RICHMOND 3121	\$1,200,000	26/03/2026
2	6 Park St ABBOTSFORD 3067	\$1,250,000	25/03/2026
3	9/31 York St RICHMOND 3121	\$1,300,000	14/03/2026

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:

01/04/2026 17:29



3
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 1

Property Type: House (Res)

Land Size: 53 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

December quarter 2025: \$1,348,500

Comparable Properties



4/2 Union St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Townhouse (Res)

Land Size: 151 sqm approx



6 Park St ABBOTSFORD 3067 (REI)

Agent Comments

3
 3
 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: Townhouse (Res)



9/31 York St RICHMOND 3121 (REI)

Agent Comments

2
 1
 2

Price: \$1,300,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Account - RT Edgar | P: 03 9826 1000