

## 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

304/6 ACACIA PLACE ABBOTSFORD VIC 3067

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

609/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$660,000	07-Apr-25
219/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$645,000	05-Apr-25
817A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$622,000	12-Mar-25

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: 07 May 2025



## 609/4 ACACIA PLACE ABBOTSFORD VIC 3067

2 2 1

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **07-Apr-25**

Distance **0km**



## 219/627 VICTORIA STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price

<sup>RS</sup> **\$645,000** Sold Date **05-Apr-25**

Distance **0.47km**



## 817A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price

**\$622,000** Sold Date **12-Mar-25**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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