

# 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

35 Studley 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,310,000

Property Type

House

Suburb

Abbotsford

Period - From

01/01/2025

to

31/03/2025

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	399 Johnston St ABBOTSFORD 3067	\$1,056,500	22/03/2025
2	60 Victoria St FITZROY 3065	\$1,100,000	23/12/2024
3	19 Bennett St RICHMOND 3121	\$1,044,000	19/11/2024

**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:

16/04/2025 10:22



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 176.472 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2025: \$1,310,000

## Comparable Properties



**399 Johnston St ABBOTSFORD 3067 (REI)** **Agent Comments**



**Price:** \$1,056,500  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)



**60 Victoria St FITZROY 3065 (REI/VG)** **Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** House  
**Land Size:** 134 sqm approx



**19 Bennett St RICHMOND 3121 (REI/VG)** **Agent Comments**



**Price:** \$1,044,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 167 sqm approx