

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

409/11 Flockhart Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$521,000 Property Type Unit 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	6/11 Flockhart St ABBOTSFORD 3067	\$380,000	20/04/2026
2	220/11 Flockhart St ABBOTSFORD 3067	\$400,000	18/03/2026
3	109/8 Grosvenor St ABBOTSFORD 3067	\$430,000	03/08/2026

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:

28/08/2026 09:59

409/11 Flockhart Street, Abbotsford Vic 3067

Daniel Finlayson

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Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

June quarter 2026: \$521,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

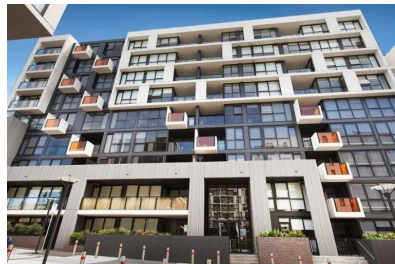


Price: \$380,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment



220/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment



109/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 03/08/2026

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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