

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

509C/11 SHAMROCK STREET ABBOTSFORD VIC 3067

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,390,000

Property type

Other

Suburb

Abbotsford

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

416/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$360,000	29-Apr-26
12/13 LAMBERT STREET RICHMOND VIC 3121	\$359,999	26-Jun-26
12/45 YORK STREET RICHMOND VIC 3121	\$355,000	06-May-26

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: 29 September 2026

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**416/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 1  1  -

Sold Price **\$360,000** Sold Date **29-Apr-26**

Distance **0km**

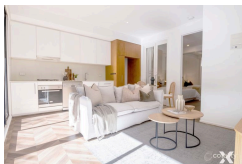


**12/13 LAMBERT STREET
RICHMOND VIC 3121**

 1  1  -

Sold Price **\$359,999** Sold Date **26-Jun-26**

Distance **0.46km**



**12/45 YORK STREET RICHMOND
VIC 3121**

 1  1  -

Sold Price **\$355,000** Sold Date **06-May-26**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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