

# 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

52/84 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$900,000

### Median sale price

Median price

\$524,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

30/04/2024

to

29/04/2025

Source

Property Data

### 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	28 Buckingham St RICHMOND 3121	\$820,000	12/03/2025
2	76 Little Charles St ABBOTSFORD 3067	\$820,000	07/11/2024
3	9/184 Noone St CLIFTON HILL 3068	\$900,000	07/11/2024

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:

30/04/2025 10:48

**Property Type:** Apartment**Land Size:** 1 sqm approx**Agent Comments****Indicative Selling Price**

\$900,000

**Median Townhouse Price**

30/04/2024 - 29/04/2025: \$524,500

## Comparable Properties

**28 Buckingham St RICHMOND 3121 (REI)****Agent Comments****Price:** \$820,000**Method:** Private Sale**Date:** 12/03/2025**Property Type:** Townhouse (Single)**76 Little Charles St ABBOTSFORD 3067 (REI/VG)****Agent Comments****Price:** \$820,000**Method:** Sold Before Auction**Date:** 07/11/2024**Property Type:** Townhouse (Res)**9/184 Noone St CLIFTON HILL 3068 (REI/VG)****Agent Comments****Price:** \$900,000**Method:** Private Sale**Date:** 07/11/2024**Property Type:** Townhouse (Single)**Account - BigginScott | P: 03 9426 4000**