

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

707/251 Johnston Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$500,000 & \$550,000

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	1004/251 Johnston St ABBOTSFORD 3067	\$555,500	27/07/2026
2			
3			

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:

03/09/2026 14:26

Angus Greene
03 8415 6100
0403 749 828

angusgreene@jellisrcraig.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2026: \$521,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1004/251 Johnston St ABBOTSFORD 3067 (REI)

Agent Comments

1 1 1

Price: \$555,500

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment

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.