

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

708c/11 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$375,000

&

\$400,000

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	119/6 Acacia Pl ABBOTSFORD 3067	\$383,500	22/06/2026
2	1/28 Burnley St RICHMOND 3121	\$385,000	04/05/2026
3	212/8 Garfield St RICHMOND 3121	\$390,000	09/06/2026

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:

28/07/2026 15:14

708c/11 Shamrock Street, Abbotsford Vic 3067

Daniel Finlayson

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 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$400,000

Median Unit Price

June quarter 2026: \$521,000

Comparable Properties



119/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

 1  1  1

Price: \$383,500

Method: Private Sale

Date: 22/06/2026

Property Type: Apartment



1/28 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 04/05/2026

Property Type: Apartment



212/8 Garfield St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

Price: \$390,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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