

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

711/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$657,000

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2025

to

31/12/2025

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	802/8 Grosvenor St ABBOTSFORD 3067	\$685,000	23/03/2026
2	712/1 Acacia Pl ABBOTSFORD 3067	\$700,000	16/10/2025
3	614/627 Victoria St ABBOTSFORD 3067	\$720,000	20/10/2025

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:

07/04/2026 16:46

711/1 Acacia Place, Abbotsford Vic 3067

Daniel Finlayson

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

December quarter 2025: \$657,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



802/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$685,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment



712/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000

Method: Private Sale

Date: 16/10/2025

Property Type: Apartment



614/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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