

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

80 Stafford Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,240,000

Property Type House

Suburb Abbotsford

Period - From 01/04/2024

to

31/03/2025

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	18 Campbell St COLLINGWOOD 3066	\$975,000	27/03/2025
2	399 Johnston St ABBOTSFORD 3067	\$1,056,500	22/03/2025
3	19 Bennett St RICHMOND 3121	\$1,044,000	19/11/2024

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:

06/05/2025 11:04



2 1 1

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending March 2025: \$1,240,000

Comparable Properties



18 Campbell St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 -

Price: \$975,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 115 sqm approx



399 Johnston St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 2

Price: \$1,056,500
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)



19 Bennett St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,044,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 167 sqm approx