

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

823/20 SHAMROCK STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$643,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

1107/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$605,000	17-Mar-26
507/615 VICTORIA STREET ABBOTSFORD VIC 3067	\$600,000	02-Feb-26
306/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$627,000	19-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 02 April 2026

Fiona Wang

P 0396312700

M +61421176319

E fiona.wang@jalinrealty.com



**1107/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **17-Mar-26**

Distance **0km**

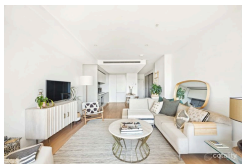


**507/615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$600,000** Sold Date **02-Feb-26**

Distance **0.1km**



**306/6 ACACIA PLACE
ABBOTSFORD VIC 3067**

 2  2  1

Sold Price ^{RS} **\$627,000** Sold Date **19-Feb-26**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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