

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

97 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$524,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

15/05/2024

to

14/05/2025

Source

Property Data

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	131 Coppin St RICHMOND 3121	\$1,503,000	10/05/2025
2	127 Yarra St ABBOTSFORD 3067	\$1,385,000	11/04/2025
3	4/8b Park St ABBOTSFORD 3067	\$1,640,000	12/02/2025

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:

15/05/2025 09:30



3
 2
 1

Rooms: 4

Property Type: House (Res)

Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

15/05/2024 - 14/05/2025: \$524,500

Comparable Properties



131 Coppin St RICHMOND 3121 (REI)

Agent Comments

4
 2
 2

Price: \$1,503,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)



127 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

3
 2
 1

Price: \$1,385,000

Method: Private Sale

Date: 11/04/2025

Property Type: Townhouse (Single)



4/8b Park St ABBOTSFORD 3067 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,640,000

Method: Private Sale

Date: 12/02/2025

Property Type: House

Account - BigginScott | P: 03 9426 4000