

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

1005/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2025

to 30/06/2025

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	503/229 Bridge Rd RICHMOND 3121	\$490,000	15/05/2025
2	601/205 Burnley St RICHMOND 3121	\$505,000	23/04/2025
3	404/1 Acacia Pl ABBOTSFORD 3067	\$494,000	19/02/2025

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:

30/07/2025 09:04



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Indicative Selling Price
\$480,000 - \$500,000
Median Unit Price
June quarter 2025: \$620,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

503/229 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

601/205 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment



404/1 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$494,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

