

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

21/85 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$930,000 & \$960,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Abbotsford

Period - From 27/08/2024 to 26/08/2025 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 | 2/25 River St RICHMOND 3121 | \$1,070,000 | 04/06/2025 |
| 2 | 304/49 Davison St RICHMOND 3121 | \$990,000 | 22/05/2025 |
| 3 | 2/16 Princes St ABBOTSFORD 3067 | \$1,010,000 | 12/04/2025 |

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:

27/08/2025 15:43



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$930,000 - \$960,000
Median Unit Price
27/08/2024 - 26/08/2025: \$515,000

Comparable Properties



2/25 River St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,070,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



304/49 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment



2/16 Princes St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 2

Price: \$1,010,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 64 sqm approx