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	21/85 Nicholson Street, Abbotsford Vic 3067
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Abbotsford
Period - From	27/08/2024	to	26/08/2025	S	ource	Property	v 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

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 comparableproperties 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













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)

•=

3

—

3 2

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

Property Type: Apartment

Agent Comments



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

•

3

Price: \$990,000 **Method:** Private Sale **Date:** 22/05/2025





۸ ،

Agent Comments

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



•

í

Property Type: Apartment

—



) 2

Price: \$1,010,000 **Method:** Auction Sale **Date:** 12/04/2025

Property Type: Townhouse (Res) **Land Size:** 64 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.