Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1 Park 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 \$1,600,000 & \$1,750,000	Range between	\$1,600,000	&	\$1,750,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Abbotsford
Period - From	15/08/2024	to	14/08/2025		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

Add	dress of comparable property	Price	Date of sale
1	17 Charles St ABBOTSFORD 3067	\$1,730,000	07/08/2025
2	8 Thompson St ABBOTSFORD 3067	\$1,550,000	12/07/2025
3	144 Charles St ABBOTSFORD 3067	\$1,720,500	02/05/2025

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:	15/08/2025 09:10







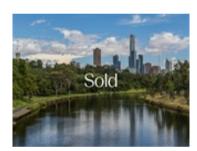
Rooms: 5

Property Type: House Land Size: 158 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,750,000 **Median House Price** 15/08/2024 - 14/08/2025: \$1,250,000

Comparable Properties



17 Charles St ABBOTSFORD 3067 (REI)

Price: \$1,730,000 Method: Private Sale Date: 07/08/2025 **Property Type:** House **Agent Comments**



8 Thompson St ABBOTSFORD 3067 (REI/VG)

Price: \$1,550,000 Method: Private Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 181 sqm approx

Agent Comments



144 Charles St ABBOTSFORD 3067 (REI/VG)

Price: \$1,720,500 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 122 sqm approx **Agent Comments**

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