

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

1 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,250,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/08/2025 09:10



3 1 0

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)

Agent Comments

3 2 -

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



8 Thompson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$1,550,000
Method: Private Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 181 sqm approx



144 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 1 1

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