

# 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

614/627 Victoria Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### 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	109/118 Vere St ABBOTSFORD 3067	\$720,000	19/07/2025
2	108/118 Vere St ABBOTSFORD 3067	\$750,000	18/06/2025
3	132/631 Victoria St ABBOTSFORD 3067	\$700,000	07/05/2025

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:

02/08/2025 08:55



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**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
June quarter 2025: \$620,000



2   2   1

**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**109/118 Vere St ABBOTSFORD 3067 (REI)**

**Agent Comments**

2   2   1

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 19/07/2025  
**Property Type:** Apartment



**108/118 Vere St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 18/06/2025  
**Property Type:** Apartment



**132/631 Victoria St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 07/05/2025  
**Property Type:** Unit

**Account - BigginScott** | P: 03 9426 4000



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