

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

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	702/251 Johnston St ABBOTSFORD 3067	\$727,000	10/07/2025
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:

17/09/2025 14:18



Emily Sayers
03 9426 4000
0404 988 850
esayers@bigginScott.com.au



2 2 1

Property Type: Apartment
Agent Comments

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

Comparable Properties



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

Agent Comments

2 2 1

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



702/251 Johnston St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$727,000
Method: Private Sale
Date: 10/07/2025
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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