

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

507/615 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

104A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$615,000	23-May-25
206/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$625,000	23-Jul-25
202/8-30 BURNLEY STREET RICHMOND VIC 3121	\$580,000	04-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 01 September 2025



**104A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price **\$615,000** Sold Date **23-May-25**

 2  2  1

Distance **0km**



**206/6 ACACIA PLACE
ABBOTSFORD VIC 3067**

Sold Price **\$625,000** Sold Date **23-Jul-25**

 2  2  1

Distance **0.57km**



**202/8-30 BURNLEY STREET
RICHMOND VIC 3121**

Sold Price **\$580,000** Sold Date **04-Jul-25**

 2  2  1

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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