

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

507D/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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,257,500

Property type

Other

Suburb

Abbotsford

Period-from

01 Oct 2024

to

30 Sep 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
501B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$550,000	14-Apr-25
202/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$555,000	13-Aug-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: 07 October 2025



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

Sold Price

\$615,000

Sold Date **23-May-25**

 2  2  1

Distance **0.03km**



**501B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price

\$550,000

Sold Date **14-Apr-25**

 2  2  1

Distance **0.03km**



**202/5 FLOCKHART STREET
ABBOTSFORD VIC 3067**

Sold Price

^{RS} **\$555,000**

Sold Date **13-Aug-25**

 2  2  1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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