

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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,261,000

Property type

House

Suburb

Abbotsford

Period-from

01 Nov 2024

to

31 Oct 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

202/5 FLOCKHART STREET ABBOTSFORD VIC 3067	\$555,000	13-Aug-25
202/8-30 BURNLEY STREET RICHMOND VIC 3121	\$580,000	04-Jul-25
503/20 BURNLEY STREET RICHMOND VIC 3121	\$580,000	12-Sep-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: 11 November 2025



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

 2
  2
  1

Sold Price

^{RS}

\$555,000

Sold Date

13-Aug-25

Distance

0.13km



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

 2
  2
  1

Sold Price

\$580,000

Sold Date

04-Jul-25

Distance

0.15km



**503/20 BURNLEY STREET
RICHMOND VIC 3121**

 2
  2
  1

Sold Price

^{RS}

\$580,000

^{UN}

Sold Date

12-Sep-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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