

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

101/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$585,000

Median sale price

Median price \$537,000 Property Type Unit Suburb Abbotsford

Period - From 14/01/2025 to 13/01/2026 Source Property Data

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	232/20 Shamrock St ABBOTSFORD 3067	\$545,000	22/12/2025
2	802A/609 Victoria St ABBOTSFORD 3067	\$540,000	01/12/2025
3	110/33 Judd St RICHMOND 3121	\$595,000	25/11/2025

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:

14/01/2026 15:15

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Indicative Selling Price

\$550,000 - \$585,000

Median Unit Price

14/01/2025 - 13/01/2026: \$537,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



232/20 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$545,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment



802A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$540,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



110/33 Judd St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

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