

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

17 William Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,257,500 Property Type House Suburb Abbotsford

Period - From 17/09/2024 to 16/09/2025 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	18 Charles St ABBOTSFORD 3067	\$980,000	12/07/2025
2	169 Charles St ABBOTSFORD 3067	\$918,000	05/06/2025
3	184 Vere St ABBOTSFORD 3067	\$955,000	31/05/2025

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 12:18



2 1 -

Property Type: House (Previously Occupied - Detached)
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
17/09/2024 - 16/09/2025: \$1,257,500

Comparable Properties



18 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$980,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 143 sqm approx



169 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$918,000
Method: Private Sale
Date: 05/06/2025
Property Type: House (Res)
Land Size: 81 sqm approx



184 Vere St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$955,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)