

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

727/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$514,500

Property Type

Unit

Suburb

Abbotsford

Period - From

19/09/2024

to

18/09/2025

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	510/71 Abinger St RICHMOND 3121	\$654,000	04/09/2025
2	202/251 Johnston St ABBOTSFORD 3067	\$690,000	30/08/2025
3	206/6 Acacia Pl ABBOTSFORD 3067	\$625,000	23/07/2025

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:

19/09/2025 12:05



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

19/09/2024 - 18/09/2025: \$514,500

Comparable Properties



510/71 Abinger St RICHMOND 3121 (REI)

Agent Comments



Price: \$654,000

Method: Private Sale

Date: 04/09/2025

Property Type: Apartment

202/251 Johnston St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Apartment



206/6 Acacia Pl ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 23/07/2025

Rooms: 4

Property Type: Apartment

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