

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

509/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$465,000 & \$500,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Abbotsford

Period - From

05/09/2024

to

04/09/2025

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	104C/11 Shamrock St ABBOTSFORD 3067	\$500,000	26/03/2025
2	803/118 High St KEW 3101	\$490,000	12/03/2025
3			

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:

05/09/2025 12:23



Emily Sayers
03 9426 4000
0404 988 850
esayers@bigginScott.com.au



2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$465,000 - \$500,000
Median Unit Price
05/09/2024 - 04/09/2025: \$515,000

Comparable Properties

104C/11 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$500,000
Method: Auction Sale
Date: 26/03/2025
Property Type: Apartment



803/118 High St KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$490,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

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.



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