

# 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

H411/12 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$420,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Abbotsford

Period - From 01/04/2025

to

30/06/2025

Source REIV

### 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	302D/21 Robert St COLLINGWOOD 3066	\$420,000	05/08/2025
2	512/30 Burnley St RICHMOND 3121	\$400,000	25/07/2025
3	209/12 Trenerry Cr ABBOTSFORD 3067	\$400,000	07/04/2025

**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:

21/08/2025 08:59



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**302D/21 Robert St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 05/08/2025

**Property Type:** Apartment



**512/30 Burnley St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 25/07/2025

**Property Type:** Apartment



**209/12 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$400,000

**Method:** Private Sale

**Date:** 07/04/2025

**Property Type:** Apartment