

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

411/12 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2025

to

30/09/2025

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	109/28 Burnley St RICHMOND 3121	\$395,000	26/09/2025
2	109/115 Church St RICHMOND 3121	\$390,000	15/08/2025
3	302D/21 Robert St COLLINGWOOD 3066	\$420,000	05/08/2025

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:

15/10/2025 14:56

Emily Sayers

03 9426 4000

0404 988 850

esayers@bigginScott.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

September quarter 2025: \$490,000



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Property Type: Apartment

Agent Comments

Comparable Properties

**109/28 Burnley St RICHMOND 3121 (REI)**

Agent Comments

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Price: \$395,000**Method:** Private Sale**Date:** 26/09/2025**Property Type:** Apartment**109/115 Church St RICHMOND 3121 (REI/VG)**

Agent Comments

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Price: \$390,000**Method:** Expression of Interest**Date:** 15/08/2025**Property Type:** Apartment**302D/21 Robert St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

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Price: \$420,000**Method:** Private Sale**Date:** 05/08/2025**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000