

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

11 Paterson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Abbotsford

Period - From 26/08/2024

to

25/08/2025

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	35 Studley St ABBOTSFORD 3067	\$1,295,000	07/06/2025
2	80 Stafford St ABBOTSFORD 3067	\$1,100,000	28/05/2025
3	130 Vere St ABBOTSFORD 3067	\$1,250,000	09/05/2025

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:

26/08/2025 13:48



2
 1
 1

Rooms: 3

Property Type: House

Land Size: 150 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

26/08/2024 - 25/08/2025: \$1,250,000

Comparable Properties



35 Studley St ABBOTSFORD 3067 (REI)

Agent Comments

2
 1
 1

Price: \$1,295,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)



80 Stafford St ABBOTSFORD 3067 (REI)

Agent Comments

2
 1
 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: House (Res)



130 Vere St ABBOTSFORD 3067 (REI)

Agent Comments

2
 1
 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000