

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

211/125 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$770,000

&

\$795,000

Median sale price

Median price

\$519,500

Property Type

Unit

Suburb

Abbotsford

Period - From

07/10/2024

to

06/10/2025

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	412/8 Grosvenor St ABBOTSFORD 3067	\$768,000	23/07/2025
2	108/118 Vere St ABBOTSFORD 3067	\$750,000	18/06/2025
3	416/88 Trenerry Cr ABBOTSFORD 3067	\$750,000	25/05/2025

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:

07/10/2025 11:44

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Indicative Selling Price

\$770,000 - \$795,000

Median Unit Price

07/10/2024 - 06/10/2025: \$519,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

**412/8 Grosvenor St ABBOTSFORD 3067 (REI)**

Agent Comments

2 2 1

Price: \$768,000**Method:** Private Sale**Date:** 23/07/2025**Property Type:** Apartment**108/118 Vere St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 2 1

Price: \$750,000**Method:** Private Sale**Date:** 18/06/2025**Property Type:** Apartment**416/88 Trenerry Cr ABBOTSFORD 3067 (REI)**

Agent Comments

2 2 1

Price: \$750,000**Method:** Private Sale**Date:** 25/05/2025**Property Type:** Apartment

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