

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 \$780,000 & \$820,000

Median sale price

Median price \$519,500

Property Type Unit

Suburb Abbotsford

Period - From 15/10/2024

to 14/10/2025

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	414/68 Cambridge St COLLINGWOOD 3066	\$810,000	19/09/2025
2	404/250 Gore St FITZROY 3065	\$789,900	19/08/2025
3	502/171 Buckingham St RICHMOND 3121	\$800,000	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 12:20

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
15/10/2024 - 14/10/2025: \$519,500

Comparable Properties



414/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$810,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment



404/250 Gore St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$789,900
Method: Private Sale
Date: 19/08/2025
Property Type: Apartment



502/171 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment