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	112 Little Charles Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$519,500	Pro	perty Type To	wnhouse		Suburb	Abbotsford
Period - From	11/09/2024	to	10/09/2025	So	urce	Property	v 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

1	7/16 Goodwood St RICHMOND 3121	\$900,000	29/08/2025
2	16c Mollison St ABBOTSFORD 3067	\$855,000	14/06/2025
3	3/88 Trenerry Cr ABBOTSFORD 3067	\$855,000	07/06/2025

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:	11/09/2025 17:19
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Date of sale











Property Type: House (Res) Land Size: 2380 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$960,000 **Median Townhouse Price** 11/09/2024 - 10/09/2025: \$519,500

Comparable Properties



7/16 Goodwood St RICHMOND 3121 (REI)

2





Agent Comments

Price: \$900,000 Method: Private Sale Date: 29/08/2025

Property Type: Apartment



16c Mollison St ABBOTSFORD 3067 (REI/VG)

2





Price: \$855,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)

Agent Comments



3/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)





Price: \$855,000 Method: Private Sale Date: 07/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - BigginScott | P: 03 9426 4000





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