

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

112 Little Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$900,000

&

\$960,000

Median sale price

Median price

\$519,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

11/09/2024

to

10/09/2025

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	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



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)

Agent Comments



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



16c Mollison St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



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

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 07/06/2025
Property Type: Townhouse (Single)