

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

83 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$839,000

Median sale price

Median price

\$519,750

Property Type

Unit

Suburb

Abbotsford

Period - From

03/10/2024

to

02/10/2025

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	52/84 Trenerry Cr ABBOTSFORD 3067	\$820,000	16/06/2025
2	16c Mollison St ABBOTSFORD 3067	\$855,000	14/06/2025
3	45/84 Trenerry Cr ABBOTSFORD 3067	\$845,000	14/06/2025

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:

03/10/2025 10:00



2 1 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$839,000
Median Unit Price
03/10/2024 - 02/10/2025: \$519,750

Comparable Properties



52/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$820,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: Townhouse (Res)



16c Mollison St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

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



45/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$845,000
Method: Sold Before Auction
Date: 14/06/2025
Property Type: Townhouse (Res)