

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

101/120 Gipps Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$600,000

&

\$640,000

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	309/6 Mater St COLLINGWOOD 3066	\$615,000	17/09/2025
2	110/6 Mater St COLLINGWOOD 3066	\$605,000	08/09/2025
3	104A/609 Victoria St ABBOTSFORD 3067	\$615,000	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:

15/10/2025 15:51

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Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

15/10/2024 - 14/10/2025: \$519,500



2
 2
 1

Property Type: Apartment

Agent Comments

Comparable Properties

**309/6 Mater St COLLINGWOOD 3066 (REI)**

Agent Comments

2
 2
 1

Price: \$615,000**Method:** Private Sale**Date:** 17/09/2025**Property Type:** Apartment**110/6 Mater St COLLINGWOOD 3066 (REI)**

Agent Comments

2
 2
 1

Price: \$605,000**Method:** Private Sale**Date:** 08/09/2025**Property Type:** Apartment**104A/609 Victoria St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2
 2
 1

Price: \$615,000**Method:** Private Sale**Date:** 25/05/2025**Property Type:** Apartment

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