

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 \$580,000 & \$620,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Abbotsford

Period - From 01/07/2025

to 30/09/2025

Source REIV

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	303/486 Victoria St RICHMOND 3121	\$620,000	10/11/2025
2	309/6 Mater St COLLINGWOOD 3066	\$615,000	17/09/2025
3	110/6 Mater St COLLINGWOOD 3066	\$605,000	08/09/2025

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:

25/11/2025 10:11

Emily Sayers

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2025: \$490,000



2
 2
 1

Property Type: Apartment

Agent Comments

Comparable Properties

**303/486 Victoria St RICHMOND 3121 (REI)**

Agent Comments

2
 2
 1

Price: \$620,000**Method:** Private Sale**Date:** 10/11/2025**Property Type:** Apartment**309/6 Mater St COLLINGWOOD 3066 (REI/VG)**

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/VG)**

Agent Comments

2
 2
 1

Price: \$605,000**Method:** Private Sale**Date:** 08/09/2025**Property Type:** Apartment

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