

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

20 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$530,000

Property Type

Townhouse

Suburb

Abbotsford

Period - From

12/11/2024

to

11/11/2025

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	1/162 Buckingham St RICHMOND 3121	\$1,275,000	08/11/2025
2	1/4 Gardner St RICHMOND 3121	\$1,250,000	04/11/2025
3	1 Charles Pl FITZROY 3065	\$1,265,000	28/10/2025

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:

12/11/2025 15:29



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
12/11/2024 - 11/11/2025: \$530,000

Comparable Properties



1/162 Buckingham St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,275,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



1/4 Gardner St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 04/11/2025
Property Type: Townhouse (Res)



1 Charles Pl FITZROY 3065 (REI)

Agent Comments

3 1 1

Price: \$1,265,000
Method: Sold Before Auction
Date: 28/10/2025
Property Type: Townhouse (Res)